



**GASCOIGNE
HALMAN**

16 NORMAN ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



16 NORMAN ROAD, ALTRINCHAM

A wonderful DOUBLE FRONTED THREE BEDROOM, TWO BATHROOM semi-detached home, situated within a DESIRABLE LOCATION, close to Altrincham centre and John Leigh Park. This property benefits from a well proportioned plot and enjoys a leafy corner position which is well set back from the road. The modern accommodation is sure to impress and the well proportioned gardens will appeal to families. Extremely sought after schools are also within convenient reach and a GARAGE and DRIVEWAY can be found to the rear.





Internally this beautiful home comprises in brief: Entrance hallway, downstairs W.C., living room with dual aspect windows providing natural light and a contemporary fitted kitchen diner has french style doors which open to the impressive enclosed gardens.

The first floor comprises: Stairs/landing area with fitted storage cupboard, master bedroom with modern fitted wardrobes and en-suite shower room, two further attractive bedrooms and a three piece family bathroom.

Externally to the front the property enjoys a particularly attractive position, set back from the road behind mature trees. A pleasant pathway leads from the road to the front door with canopied storm porch above.

The gardens are well proportioned and mainly laid to lawn. There is an elevated paved patio area which provides ideal outside entertaining space and there is a well proportioned insulated shed with power and lighting. A timber gate at the rear of the garden then leads to the good size single garage and driveway. Internal viewings are essential in order to fully appreciate.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe, The Trafford Centre is only a few miles away. Hale village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

Sat Nav: WA14 4EB

LOCAL AUTHORITY

Trafford- Tax Band C

TENURE

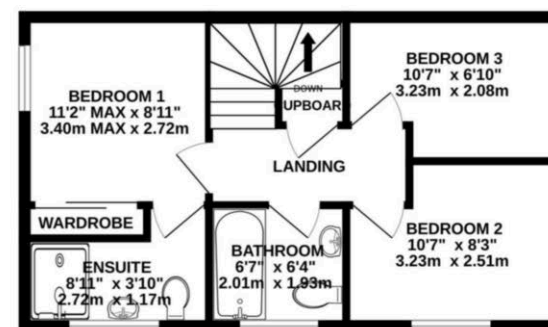
Freehold House

Garage in separate block Leasehold. (Vendor informs us on a peppercorn rent)

GROUND FLOOR
564 sq.ft. (52.4 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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