



**GASCOIGNE
HALMAN**

13, GAWSWORTH CLOSE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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This immaculate four-bedroom, two-bathroom detached home is presented beautifully, offering spacious living and modern comforts. The substantial and extended accommodation will really appeal to families and an internal inspection is necessary in order to fully appreciate the standard of accommodation within. Ideally located with convenient access to local commuter links and the charming Timperley village, it's perfect for families or professionals seeking a well-connected and well-maintained property.





This immaculately presented and extended detached house boasts a perfect blend of modern style and functional living. The beautifully designed kitchen features integrated appliances, offering both style and convenience. The spacious living room provides a comfortable space for relaxation, while the contemporary kitchen seamlessly flows into an open-plan dining area, perfect for entertaining. Adjacent to the dining area is a further family room or sitting room, creating a flexible living space that can be tailored to your needs. There is also a downstairs W.C. which is an ideal addition for families.

A long, useful study adds extra functionality to the home, providing ample room for work or leisure activities. The master bedroom is a luxurious retreat, complete with an en-suite shower room for added privacy. The house also includes a well-appointed family bathroom, ensuring comfort for all. This stunning home is ideal for those seeking both modern amenities and spacious living.

Externally, the property features a long driveway that leads to a detached single garage situated at the rear of the house, offering convenient off-street parking and additional storage space. The garden is predominantly laid to lawn, providing a neat and inviting outdoor space. It is enclosed by well-defined boundaries, ensuring privacy and security, making it an ideal area for outdoor activities or relaxing in a tranquil setting.

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. Timperley 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

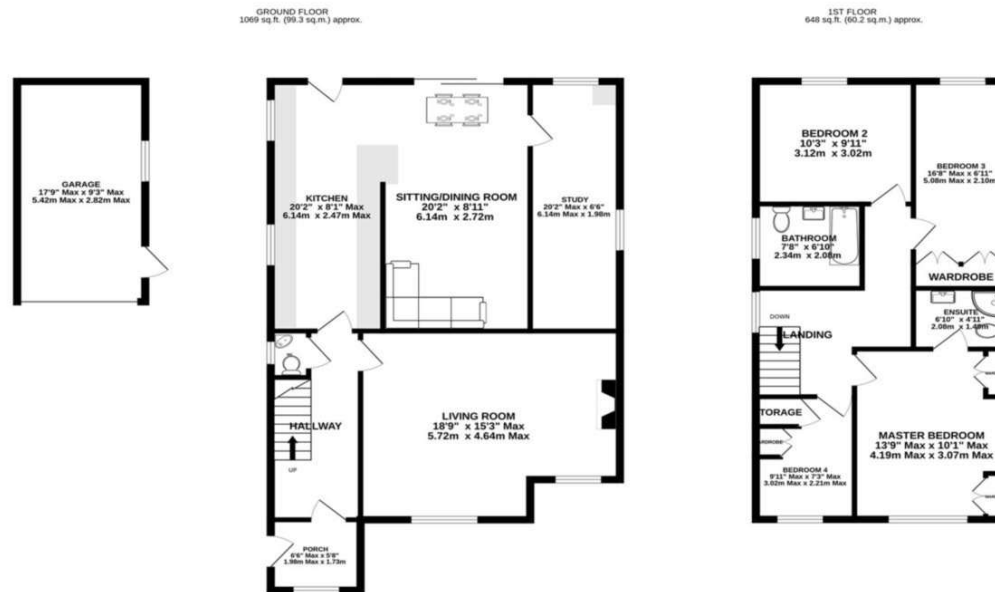
SAT NAV: WA15 7EG

TENURE

Freehold

LOCAL AUTHORITY

Trafford - Tax Band D



TOTAL FLOOR AREA : 1717 sq.ft. (159.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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