



**GASCOIGNE  
HALMAN**

BENTINCK ROAD, ALTRINCHAM, WA14 2BW

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THE AREAS LEADING ESTATE AGENT



## BENTINCK ROAD, ALTRINCHAM, WA14 2BW

This impressive 5 bedroom detached property. Boasting a beautiful blend of character and contemporary living, Situated within a short distance to both Hale and Altrincham centre. The property comprising; large entrance hallway with storage and WC, A cosy living area and separate dining room offering high ceilings and large windows. Beautifully fitted open plan modern kitchen/ Diner complete with integral appliances and underfloor heating. Located off the kitchen is a study. This room is fitted with a radiator, carpeted flooring and recessed shelved storage. Downstairs you will find; One double bedroom with en-suite shower room. An impressive cinema room complete with double UPVC sliding doors to the back garden. A office space that could alternatively be used as a bedroom with double doors to the garden. A utility room and a large open space/ Entertaining area and a further WC. Upstairs comprises; Three spacious bedroom suites including a superb master bedroom which extends the full depth of the house and incorporates dressing room and a fantastic en suite bathroom. There are two further double bedrooms also including ensuites. Deposit applies



Walking Distance to both Hale and Altrincham

Five Bedrooms

Four Reception Rooms

Cinema Room

Off Road Parking

Energy Rating - D

Council Tax Band G



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## 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.

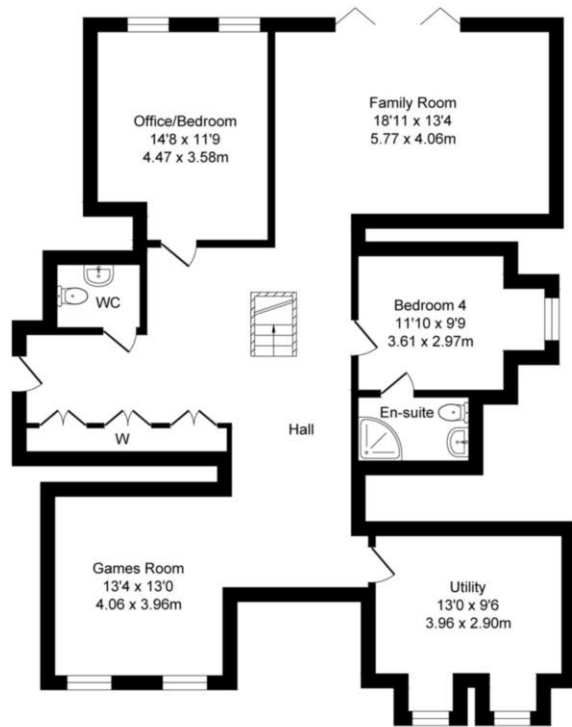
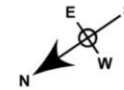




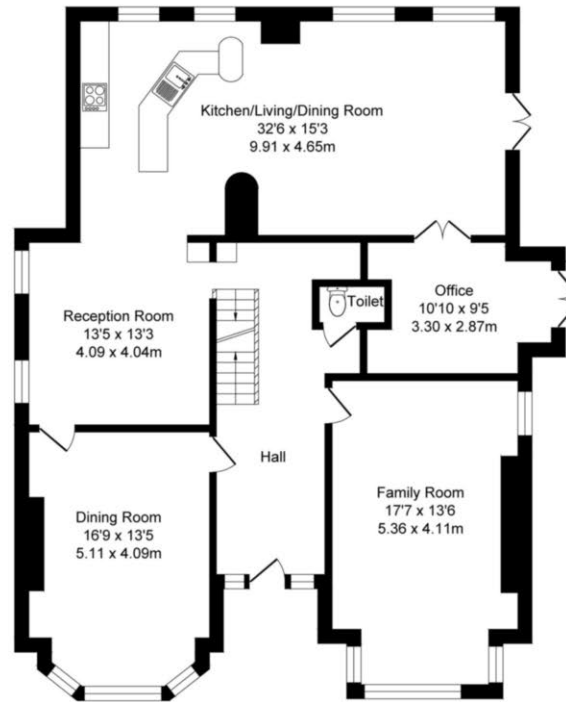


**Bentick Road, Altrincham**  
**Total Approx. Floor Area 3852 Sq.ft. (356.8 Sq.M.)**

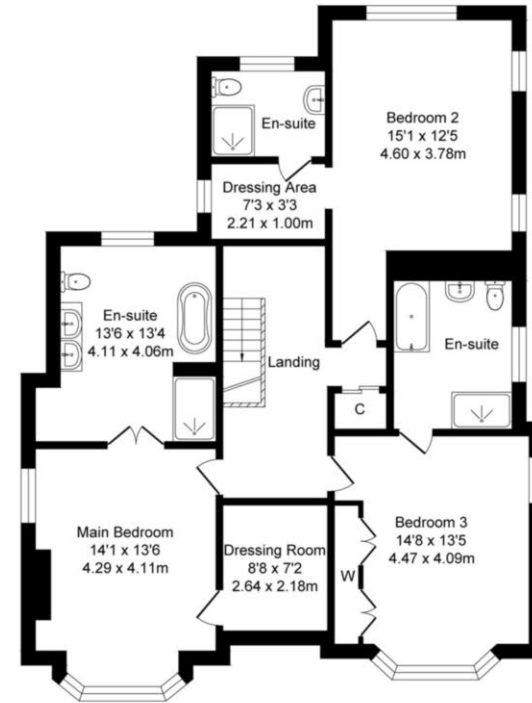
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Lower Ground Floor**  
 Approx. Floor Area 1234 Sq.Ft (114.6 Sq.M.)



**Ground Floor**  
 Approx. Floor Area 1397 Sq.Ft (129.8 Sq.M.)



**First Floor**  
 Approx. Floor Area 1222 Sq.Ft (113.5 Sq.M.)

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



**ALTRINCHAM LETTINGS OFFICE**

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