



**GASCOIGNE  
HALMAN**

3, ALBERBURY AVENUE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



## 3, ALBERBURY AVENUE, TIMPERLEY, ALTRINCHAM

Wonderful townhouse style property set within a popular residential location, conveniently positioned for commuter links, retail parks, and Wythenshawe Hospital. The accommodation briefly comprises a ground floor family/playroom, kitchen diner with French doors opening to the rear garden, and a downstairs WC. The first floor offers a good-sized living room, a bedroom, and a bathroom, while the second floor features a master bedroom with en-suite shower room, two further bedrooms, and fitted storage. Externally, the property benefits from a driveway providing off-road parking, a storm porch to the front, and an enclosed rear garden with timber fencing and a paved patio area.





#### DESCRIPTION

A wonderful townhouse-style home, ideally positioned within a popular and well-established residential location, offering generous and versatile accommodation arranged over three floors. The property enjoys excellent access to key commuter links, nearby retail parks, and Wythenshawe Hospital, making it perfectly suited to modern family living.

Upon entering, the ground floor provides a welcoming storm porch leading into an entrance hallway and a practical and flexible family room or playroom, ideal for growing families or those working from home. To the rear there is a modern kitchen diner featuring French doors that open directly onto the garden, creating a seamless indoor-outdoor living space. A convenient downstairs WC completes this level.

The first floor offers a bright and well-proportioned living room, perfect for relaxing or entertaining, alongside a comfortable bedroom and a three piece family bathroom. The second floor is home to an impressive master bedroom with its own en-suite shower room, complemented by two further bedrooms and a fitted storage cupboard, providing ample space for family life and guests alike.

Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear is a pleasant, enclosed garden bordered by timber fencing, featuring a paved patio area ideal for outdoor dining and entertaining.

#### 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 7LJ

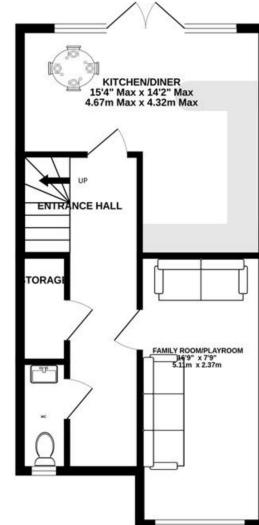
#### TENURE

Freehold

#### LOCAL AUTHORITY

Manchester - Tax Band E

GROUND FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR  
449 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## ALTRINCHAM OFFICE

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