



**GASCOIGNE
HALMAN**

32, GREEN DRIVE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



32, GREEN DRIVE, TIMPERLEY, ALTRINCHAM

Set in an extremely desirable location, this impressive five-bedroom extended semi-detached home offers exceptional family living within convenient reach of sought-after schools, local shops, popular gastro pubs, green spaces and the Metrolink. Beautifully improved throughout, the property is centred around a stunning open-plan kitchen, dining and family space with bi-folding doors, underfloor heating and a high degree of natural light, truly the heart of the home. With well proportioned bedrooms, ample parking, a great size mature rear garden and no onward chain, this is a superb opportunity not to be missed.





DESCRIPTION

This wonderful five-bedroom extended semi-detached home is ideally positioned within one of the area's extremely desirable locations, perfectly placed for sought-after schools, local shops, popular gastro pubs, recreational playing fields and the Metrolink, all within convenient reach. Lovingly improved by the current owners, the property offers spacious and versatile accommodation that is perfectly suited to modern family living.

Upon entering, you are welcomed by an entrance porch and hallway leading to a bay-fronted living room, a separate study/playroom, and a refitted utility room with contemporary units, alongside a downstairs WC. To the rear lies the true heart of the home: a fabulous open-plan extended kitchen, dining and family space. Enjoying a high degree of natural light from three Velux windows and bi-folding doors opening onto the garden, this impressive space also benefits from underfloor heating and stylish Karndean flooring. The sleek, contemporary kitchen is finished with Corian work surfaces and a range of integrated appliances, including a larder-style fridge, separate freezer, dishwasher, two ovens and a microwave, perfect for both everyday family life and entertaining.

To the first floor are five well-proportioned bedrooms, providing excellent flexibility for growing families, home working or guest accommodation, along with a modern family bathroom suite. Externally, the property continues to impress with a generous driveway to the front offering off-road parking for several vehicles. To the rear is a mature, good-sized garden, mainly laid to lawn with a paved patio area ideal for outdoor entertaining, and a useful storage garage discreetly tucked away at the far end. Offered for sale with no onward chain, this exceptional home combines space, style and location in equal measure.

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 6JW

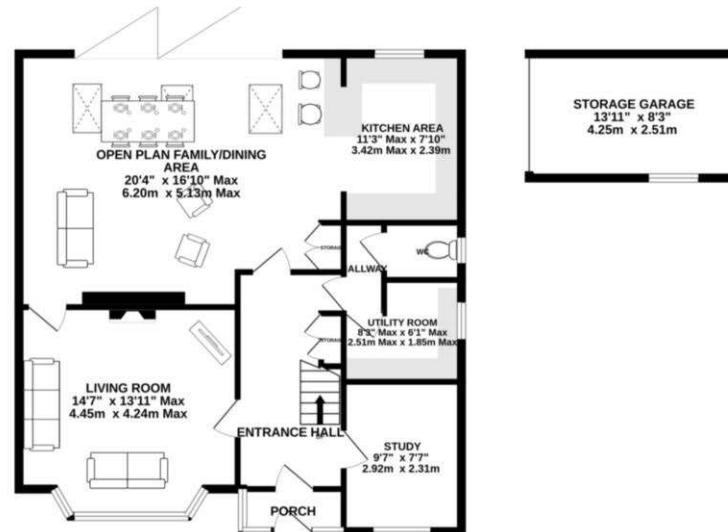
TENURE

Freehold

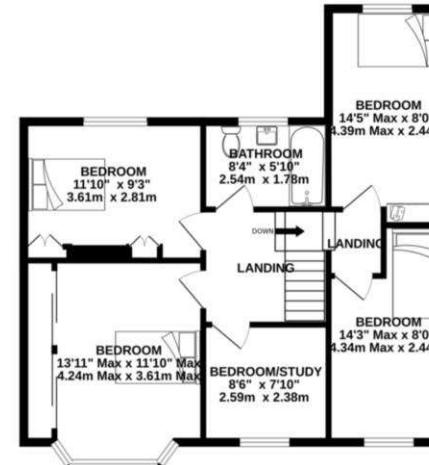
LOCAL AUTHORITY

Trafford - Tax Band E

GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.

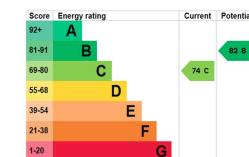


1ST FLOOR
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 1683 sq.ft. (156.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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