



3 Alberbury Avenue, Timperley
Altrincham

Offers Over £400,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

3 Alberbury Avenue

Timperley, Altrincham

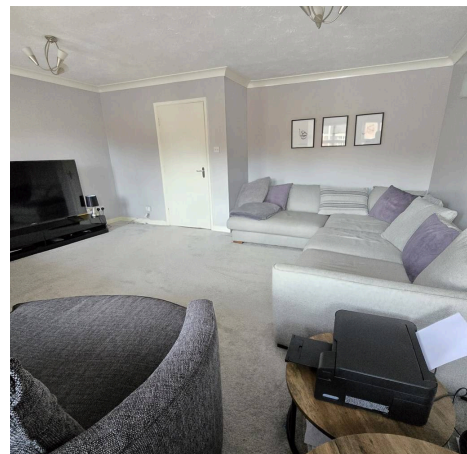
Wonderful townhouse style property set within a popular residential location, conveniently positioned for commuter links, retail parks, and Wythenshawe Hospital. The accommodation briefly comprises a ground floor family/playroom, kitchen diner with French doors opening to the rear garden, and a downstairs 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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



3 Alberbury Avenue

Timperley, Altrincham

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.

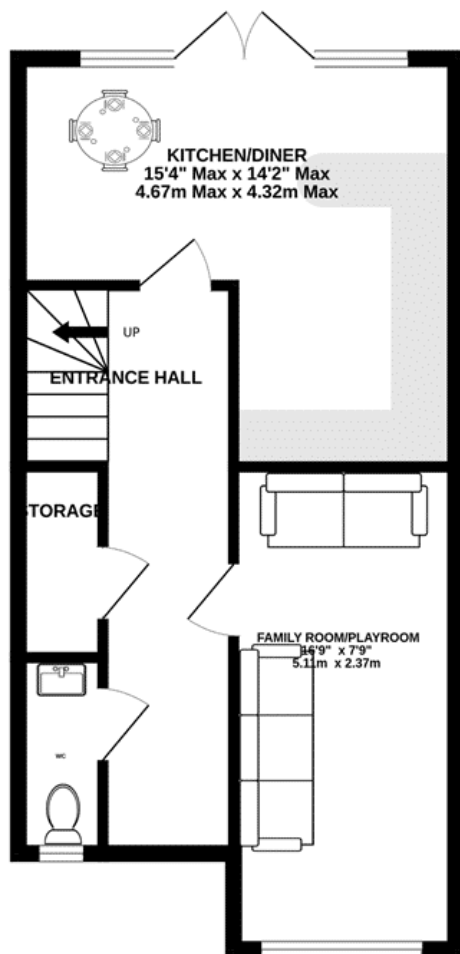
Upon entering, the ground floor provides a welcoming storm porch leading into an entrance hallway and a practical and flexible family room or playroom, ideal for growing families or those working from home. To the rear there is a modern kitchen diner featuring French doors that open directly onto the 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.

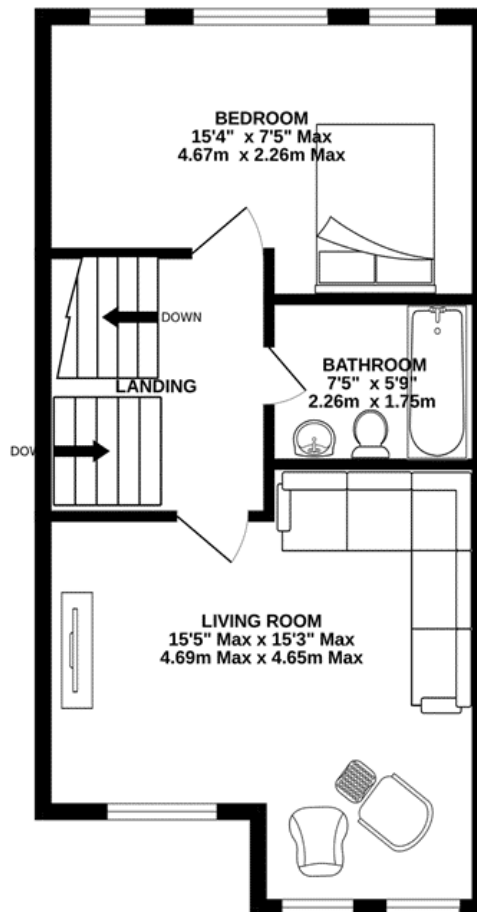
Externally, the property benefits from a driveway to the front providing off-road parking, while to the rear is a pleasant, enclosed garden bordered by timber fencing, featuring a paved patio area ideal for outdoor dining and entertaining.



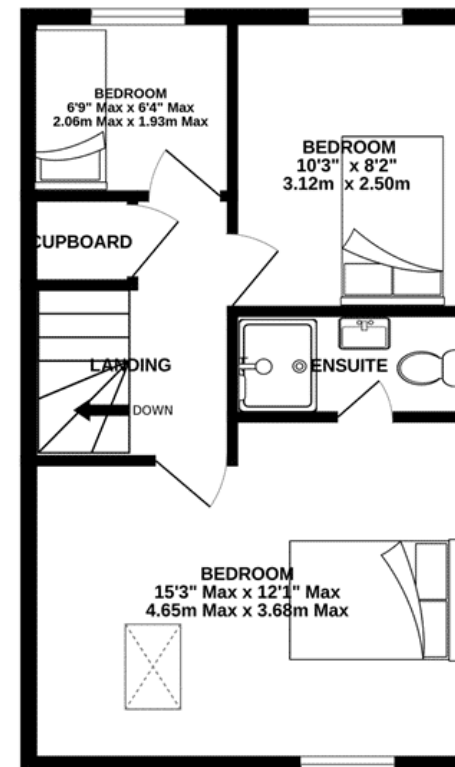
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



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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