



**GASCOIGNE  
HALMAN**

6, BRADBURY AVENUE, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## 6, BRADBURY AVENUE, ALTRINCHAM

NO ONWARD CHAIN. Well-proportioned three-bedroom semi-detached home, tucked away in this popular location and within convenient reach of Dunham Massey National Trust countryside, John Leigh Park, highly regarded Grammar schools, and Altrincham town centre.

The accommodation briefly comprises an entrance hallway with fitted under-stairs storage, an open-plan living/dining room with French doors opening onto the rear garden, a fitted kitchen, utility room, and a downstairs WC.

To the first floor, there is a landing with storage cupboard, three attractive bedrooms, and a modern shower room.

Externally, to the front is a recently laid block-paved driveway providing off-road parking. To the rear is a good-sized, enclosed garden mainly laid to lawn with timber-fenced boundaries and a paved patio area.

The current vendor has undertaken several recent improvements, including re-rendering, damp-proofing to sections of the property, installation of a ventilation system, and a refitted gas central heating boiler, resulting in an improved energy efficiency rating of C. We are also informed that there are still the remainder of warranties for the boiler, render and damp proofing works.







## DESCRIPTION

Tucked away in a popular cul de sac location, this well-proportioned three-bedroom semi-detached home offers an excellent balance of space, comfort, and convenience. Ideally positioned within convenient reach of the beautiful Dunham Massey National Trust countryside, John Leigh Park, well-regarded local schools, and the vibrant amenities of Altrincham town centre, the property is perfectly suited to modern family living.

The accommodation is thoughtfully arranged and begins with a welcoming entrance hallway featuring fitted under-stairs storage. The impressive open-plan living and dining room provides a fantastic entertaining space, enhanced by French-style doors that open directly onto the rear garden, allowing a good degree of natural light into the room. A fitted kitchen is complemented by a separate utility room and a useful ground floor WC.

To the first floor, the landing offers additional built-in storage and leads to three attractive and well-proportioned bedrooms, served by a contemporary shower room finished to a modern standard.

Externally, the property continues to impress. To the front, a recently laid block-paved driveway provides off-road parking, while to the rear is a generous, enclosed garden mainly laid to lawn, bordered by timber fencing and featuring a paved patio area ideal for outdoor dining and relaxation.

The current vendor has undertaken a number of recent improvements, including re-rendering the property, damp-proofing to sections, installation of a ventilation system, and a refitted gas central heating boiler. These upgrades have enhanced both comfort and efficiency, resulting in an improved energy performance rating of C.

## 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. Hale 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: WA14 4LS

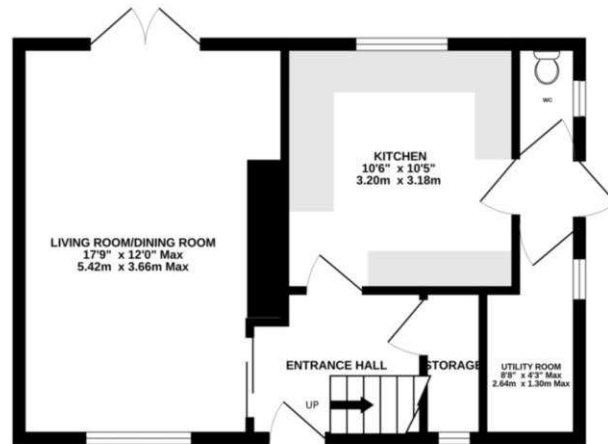
## TENURE

Freehold

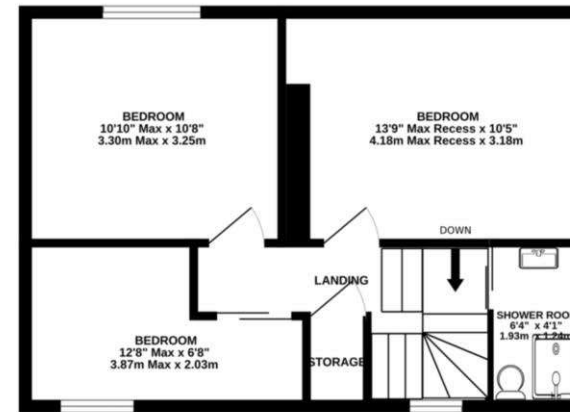
## LOCAL AUTHORITY

Trafford Tax Band B

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 °C	76 °C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## ALTRINCHAM OFFICE

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