



**GASCOIGNE
HALMAN**

4, DUNHAM RISE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



4, DUNHAM RISE, ALTRINCHAM

A wonderful townhouse-style home discreetly positioned within a desirable cul-de-sac, offering a fabulous location, tucked away, while remaining within easy walking distance of Altrincham town centre. Arranged over three well-planned floors, the property provides generous and versatile living space, making it ideal for modern family life, home working, or those seeking a central location with excellent amenities close at hand.





This attractive townhouse-style home is thoughtfully arranged over three floors and offers flexible, well-balanced accommodation throughout. Originally designed as a four-bedroom property and now configured as three, the layout can easily adapt to a variety of lifestyle needs.

The ground floor opens via a storm porch into a welcoming entrance hallway. To the rear is a generous double bedroom featuring fitted wardrobes and sliding doors that open directly onto the garden, creating an ideal guest suite or ground-floor bedroom. A modern shower room serves this level, alongside internal access to the single garage.

To the first floor is a well proportioned living room with a useful study area and there is access to a balcony, providing a pleasant space to relax or work from home. This level also features a separate dining room and a well-appointed kitchen, ideal for both everyday living and entertaining.

The second floor comprises the principal bedroom, which was formerly two separate rooms and now offers an excellent sense of space, a further double bedroom, and a family bathroom fitted with a white three-piece suite.

Externally, the property benefits from a driveway to the front providing off-road parking and access to the integrated garage. To the rear is a mature, private garden, mainly laid to lawn, offering a peaceful outdoor retreat.

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 2BB

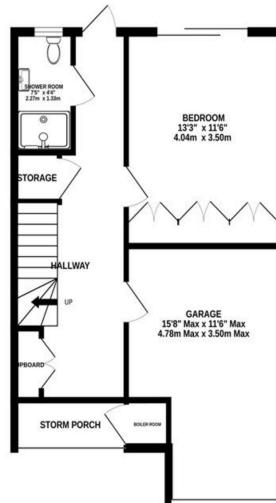
TENURE

Managed Freehold
Service Charge - £72pcm

LOCAL AUTHORITY

Trafford - Tax Band E

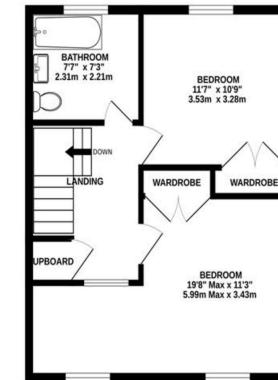
GROUND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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