



**GASCOIGNE
HALMAN**

3, WELDON ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



3, WELDON ROAD, ALTRINCHAM

NO ONWARD CHAIN! Beautifully modernised three-bedroom period mid-terrace arranged over three floors, ideally positioned within convenient reach of Altrincham town centre, highly regarded schools, and John Leigh Park. The ground floor features an inviting entrance hallway, a attractive living room, and a dining room with French style doors opening onto the rear garden, flowing through to a modern open-plan kitchen. On the first floor, the principal bedroom boasts a stylish four-piece en-suite bathroom, alongside a second well-proportioned bedroom with fitted storage. Stairs rise to the second floor, offering a versatile third bedroom/study and a contemporary shower room. Externally, the property enjoys an enclosed low-maintenance rear garden with faux lawn, stone pathways, and access to an outside W.C.





DESCRIPTION

This beautifully presented three-bedroom period mid-terrace home effortlessly blends character with thoughtful modernisation, offering spacious and versatile accommodation arranged over three well-designed floors. Perfectly positioned within convenient reach of vibrant Altrincham town centre, a selection of highly regarded schools, and the picturesque John Leigh Park, the property enjoys a setting that balances community, convenience, and green open space.

A welcoming entrance hallway leads into a charming living room where period features, such as high ceilings, meet contemporary comfort. Beyond, the heart of the home unfolds in the well-presented dining room, enjoying a good degree of natural light thanks to elegant French-style doors that open directly onto the rear garden. This space flows seamlessly into the modern fitted kitchen, creating a sociable open-plan design ideal for family life and entertaining.

The first floor comprises a well-proportioned principal bedroom, complete with a four-piece en-suite bathroom. A second, attractive bedroom with fitted storage provides excellent versatility for guests or family. From the landing, stairs rise to the converted second floor, where a cosy and characterful third bedroom or study sits alongside a modern shower room, perfect for home-working or additional accommodation needs.

Outside, the enclosed rear garden offers an inviting low-maintenance space, featuring faux lawn, stone-paved pathways, and access to an external W.C. The space is ideal for alfresco dining, quiet relaxation, or simply enjoying a sunny afternoon.

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

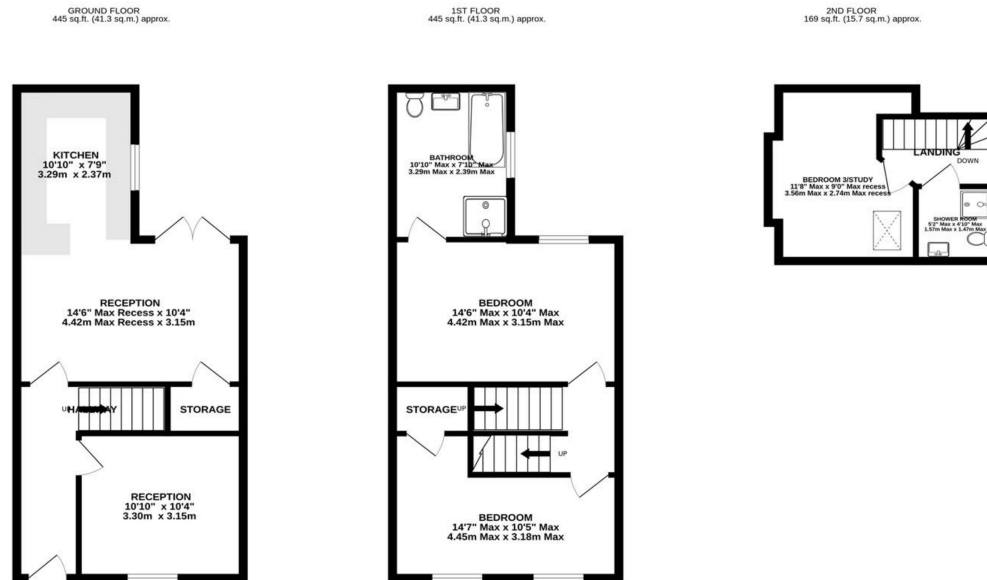
Sat Nav: WA14 4EJ

TENURE

FREEHOLD

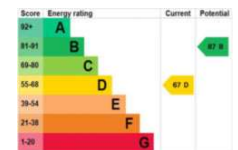
LOCAL AUTHORITY

Trafford Council - Tax Band E



TOTAL FLOOR AREA: 1059 sq.ft. (98.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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