



**GASCOIGNE  
HALMAN**

APARTMENT 92, DEANSGATE LANE, TIMPERLEY,  
ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## APARTMENT 92, DEANSGATE LANE, TIMPERLEY, ALTRINCHAM

This contemporary two bedroom first-floor, canal-side apartment, delivers modern living with a convenient location. Boasting a bright open-plan layout with attractive canal views, the property is well presented and modern throughout, offering both comfort and practicality. Perfectly positioned within convenient reach of local shops, Timperley Metrolink, and scenic towpath walks, it is an ideal home for professionals, first-time buyers, or investors seeking convenience, style, and a desirable setting.





## DESCRIPTION

Set within a gated development, this impressive first-floor apartment combines contemporary design with a superb waterside setting, creating a home that is as stylish as it is practical. Accessed via a communal entrance with security intercom, lift and stair access, the apartment immediately welcomes once you enter the private hallway which leads into the heart of the home.

The standout feature is the spacious open-plan living area, enjoying a good degree of natural light from the corner window and enjoying delightful views over the canal. The adjoining modern kitchen is thoughtfully designed and is fitted with a range of eye and base level units, with ample workspace, perfectly complementing the living space.

The accommodation continues with a well proportioned first bedroom, complete with deep fitted wardrobes, alongside a second bedroom offering flexibility for guests, a home office, or additional living space. A beautifully refitted contemporary shower room adds a touch of luxury, finished with high-quality fixtures and a clean, modern aesthetic.

Externally, the development benefits from electric gated access and the added convenience of an allocated parking space. With scenic canal towpaths on the doorstep and excellent transport links including Timperley Metrolink nearby, this superb apartment offers a lifestyle of ease, comfort, and connectivity, making it an wonderful choice for a range of buyers.

## 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: WA14 1SX

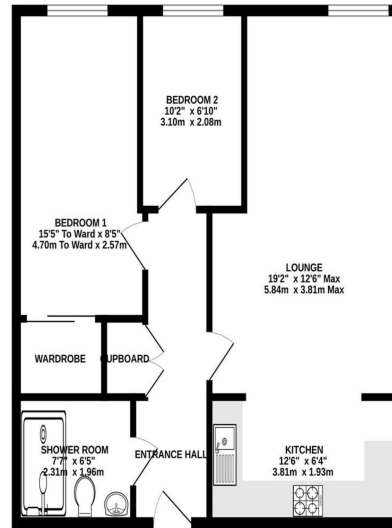
## TENURE

Leasehold - 107 Years Remain  
Service Charge - £2,138.40 Per Annum  
Ground Rent - £315 Per Annum

## LOCAL AUTHORITY

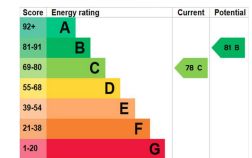
Trafford - Tax Band C

FIRST FLOOR  
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA: 655 sq.ft. (60.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Includes common only.  
Made with Blueprints (2022)

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