



**GASCOIGNE
HALMAN**

28, LINDEN AVENUE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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Charming period three bedroom semi-detached home in a desirable cul-de-sac near Altrincham centre with NO ONWARD CHAIN! Situated in a sought-after cul-de-sac close to Altrincham town centre, this attractive period semi-detached home offers three bedrooms, two reception rooms, a conservatory, and a well-equipped kitchen. The property also benefits from a three-piece bathroom, recently laid resin-bound driveway, and a generous garden with lawn and a summer house; ideal for families or entertaining.





DESCRIPTION

Tucked away in a desirable cul-de-sac, just a short stroll from Altrincham town centre, this charming period semi-detached property combines traditional character with modern convenience, offering spacious accommodation and a beautifully presented garden.

The property features two generous reception rooms, ideal for both relaxing and entertaining, along with a bright conservatory that overlooks the rear garden perfect as an additional sitting area, playroom, or home office. The kitchen is well laid out with ample storage and worktop space, making it a practical and functional heart of the home. There is also a useful downstairs W.C.

Upstairs, there are three well-proportioned bedrooms and a white three-piece family bathroom. Each room enjoys a good degree of natural light and the high ceilings add to the feeling of space within the property.

Externally, the home boasts a recently laid resin-bound driveway providing off-road parking with a smart, low-maintenance finish. To the rear, the generous garden features a well-maintained lawn and a charming summer house.

Viewings are highly recommended in order to fully appreciate.

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

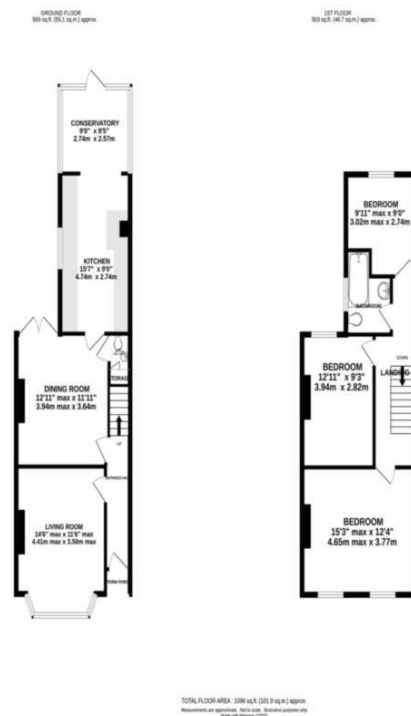
SAT NAV: WA15 8HA

TENURE

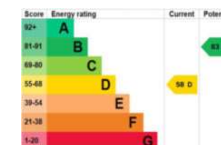
FREEHOLD

LOCAL AUTHORITY

Trafford - Tax Band D



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