



**GASCOIGNE
HALMAN**

29, SWAN ROAD, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



29, SWAN ROAD, TIMPERLEY, ALTRINCHAM

A fantastic opportunity to acquire a well-proportioned three-bedroom semi-detached home, ideally positioned on a desirable corner plot within a popular cul-de-sac. Located just a short stroll from Heyes Lane Primary School, the property offers generous living space, a wrap-around garden and excellent potential to extend, subject to the necessary planning permissions.





A superb opportunity to purchase this attractive three-bedroom semi-detached home, occupying a highly desirable corner plot within a popular cul-de-sac location. Ideally situated just a stone's throw from Heyes Lane Primary School, the property is perfectly suited to growing families and buyers seeking both space and future potential. Internally, the well-balanced accommodation comprises, to the ground floor, a storm porch leading into a welcoming entrance hall, a well-proportioned living room, separate dining room ideal for entertaining, and a fitted kitchen offering views over the garden. To the first floor, the landing provides access to three well-appointed bedrooms, a family bathroom and a separate guest WC, adding to the practicality of the home.

Externally, the property enjoys a driveway to the front providing off-road parking and access to a carport. To the rear and side is a generous wrap-around garden, offering ample outdoor space, with clear scope to extend or further enhance the property, subject to the necessary planning permissions. This is a home that combines a sought-after location with versatility and long-term potential.

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: WA15 6BX

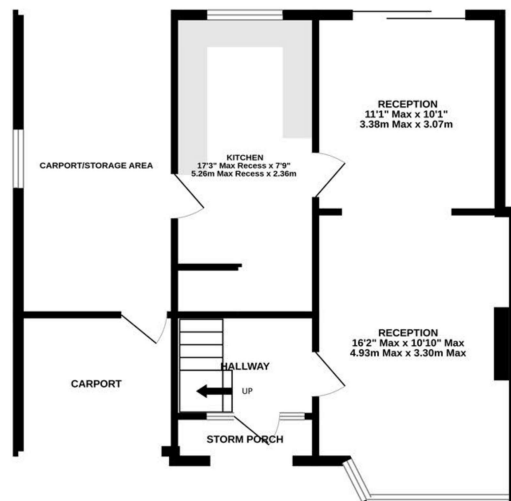
TENURE

Freehold

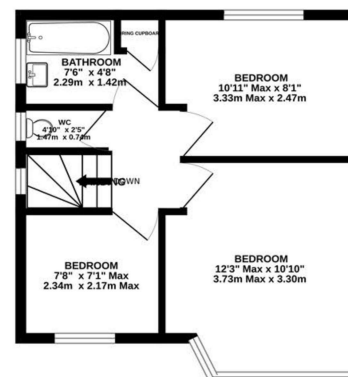
LOCAL AUTHORITY

Trafford - Tax Band C

GROUND FLOOR
680 sq.ft. (63.2 sq.m.) approx.

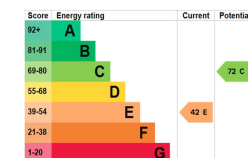


1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1035 sq.ft. (96.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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