



**GASCOIGNE
HALMAN**

1, DENBURY DRIVE, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



1, DENBURY DRIVE, ALTRINCHAM

Set within a highly sought-after development, this attractive three-bedroom detached home blends modern comfort with everyday convenience. Ideally positioned close to excellent schools, John Leigh Park, and the vibrant centre of Altrincham, it offers a superb lifestyle in a prime location. Set back from the road with a well proportioned block-paved frontage and driveway parking, the property also benefits from a detached garage to the rear. Inside, you will find versatile living and dining space, a contemporary kitchen, and a useful downstairs W.C., while upstairs features a well-appointed master with en suite, two further bedrooms, and a stylish family bathroom. The rear garden is mainly laid to lawn with a generous patio, perfect for relaxing or entertaining.





DESCRIPTION

Occupying a corner plot position within this highly desirable development, this impressive three-bedroom detached home offers well-balanced accommodation designed for modern family living. Set back from the road, the property boasts a well-proportioned block-paved frontage with ample off-road parking, leading through to a detached garage at the rear. Internally, the home opens via a welcoming entrance hallway, downstairs W.C. and well appointed living and separate dining room; perfect for both relaxing and entertaining, while the contemporary kitchen is thoughtfully laid out to provide both modern style and practicality. To the first floor, a landing leads to a master bedroom complete with fitted wardrobes and an en suite shower room, alongside two further bedrooms and a modern family bathroom. Externally, the rear garden is mainly laid to lawn and features a generous paved patio area, creating an ideal space for outdoor dining and socialising. Offered with no onward chain, this is a fantastic opportunity to secure a beautifully positioned home in a prime location close to excellent amenities, schools, and green spaces.

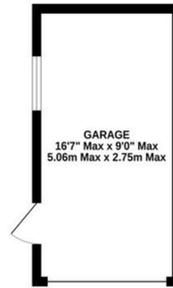
LOCATION

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.

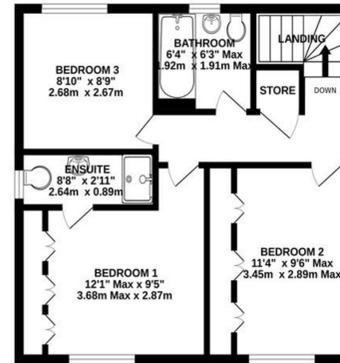
DIRECTIONS

SAT NAV: WA14 4LX

GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

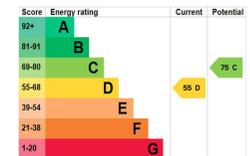


1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1061 sq.ft. (98.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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