



**GASCOIGNE
HALMAN**

605, ALTRINCHAM ROAD, MANCHESTER

THE AREAS LEADING ESTATE AGENT

COMPLETE ONWARD CHAIN. A three-bedroom semi-detached home situated within convenient reach of local commuter links, Wythenshawe hospital and useful retail/shopping parks. The property offers a well-presented open plan living room/dining room, utility, modern kitchen and a downstairs W.C. to the ground floor. Three well-appointed bedrooms and a large family bathroom are on the first floor. To the front of the property, there is a driveway providing off road parking and to the rear there is a good size lawned garden which is enclosed via well defined boundaries.

DESCRIPTION

This well-proportioned and attractive semi-detached home is situated within an extremely convenient location, with access to local commuter links, retail parks and Wythenshawe hospital. Internally the ground floor accommodation offers a welcoming space and comprises in brief: Entrance hallway, downstairs W.C., utility room, open plan living room/dining room with dual aspect natural light and french style doors opening to the rear garden. There is also a kitchen fitted with a range of eye and base level units which completes the ground floor.

The first floor comprises: Entrance hallway, three attractive bedrooms and a large family bathroom which three piece white bathroom suite.

To the exterior there is a driveway to the front which provides off road parking and to the rear there is an enclosed garden which is mainly laid to lawn. There is

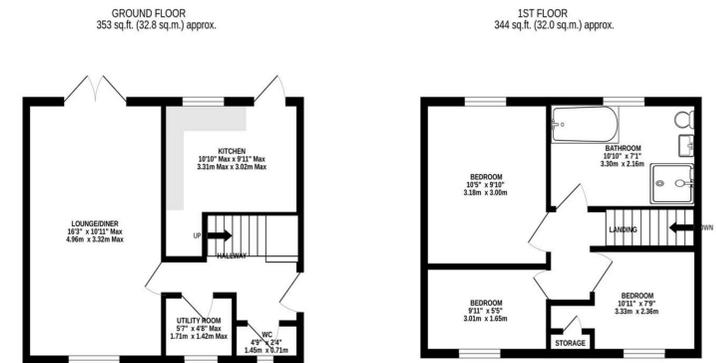
also a patio area laid to gravel which offers ideal outside entertaining space.

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 M23 1DW



TOTAL FLOOR AREA: 697 sq.ft. (64.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with Metropac (2020)

ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

**GASCOIGNE
 HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.