



**GASCOIGNE  
HALMAN**

21, SOUTH MEADE, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## 21, SOUTH MEADE, TIMPERLEY, ALTRINCHAM

Tucked away at the head of a popular cul-de-sac, this traditional three-bedroom detached family home sits well back from the road and boasts fabulous accommodation. The property is within convenient reach of sought-after schools and the Metrolink, making this an ideal choice for families seeking their perfect home. Extended and well proportioned throughout, the property sits on an impressive plot with a generous rear garden offering excellent potential for further extension, subject to the necessary permissions.





## DESCRIPTION

Nestled at the head of a popular cul-de-sac, this traditional three-bedroom detached family home occupies an impressive plot and enjoys a convenient position for sought-after schools and the Metrolink. Offering extended and well-balanced accommodation, the property provides excellent space for family living with further scope to adapt or extend, subject to the necessary permissions.

The accommodation begins with a welcoming entrance hallway leading to a bay-fronted dining room, ideal for formal entertaining, and a separate extended living room offering a comfortable and relaxed family space. Additional ground floor rooms include a morning/breakfast room and an extended kitchen, creating a practical and versatile layout that caters well to everyday living.

To the first floor, a central landing gives access to three well-proportioned bedrooms and a good-sized family bathroom. Externally, the property is set well back from the road, with a driveway to the front providing off-road parking and leading to a detached garage. To the rear, a mature and generously sized garden, mainly laid to lawn, offers a wonderful outdoor space and presents an excellent opportunity for further extension or enhancement, subject to the relevant consents. Early viewing is strongly recommended to fully appreciate the setting, space and potential on offer.

## 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 6QL

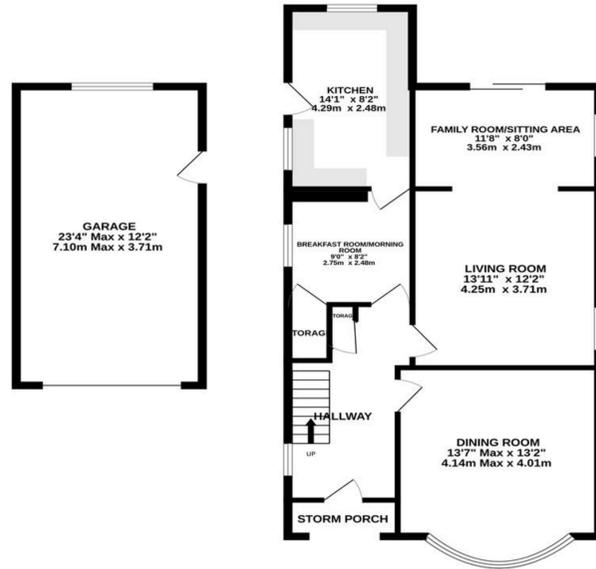
## TENURE

Freehold

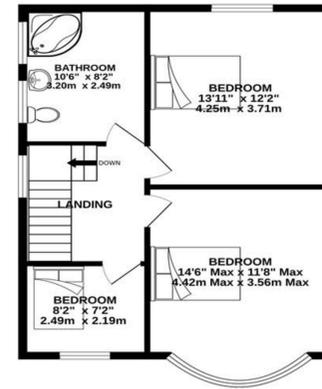
## LOCAL AUTHORITY

Trafford - Tax Band F

GROUND FLOOR  
1056 sq.ft. (98.1 sq.m.) approx.

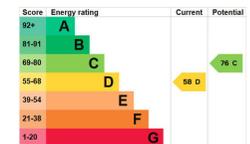


1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1621 sq.ft. (150.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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