



**GASCOIGNE  
HALMAN**

WEST LYNN, DEVISDALE ROAD, ALTRINCHAM,  
COUNCIL TAX BAND: G / EPC: C

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THE AREAS LEADING ESTATE AGENT



## WEST LYNN, DEVISDALE ROAD, ALTRINCHAM, COUNCIL TAX BAND: G / EPC: C

**£650,000**

A classic Victorian, duplex apartment, sitting in attractive communal grounds with newly installed electric gates creating a secure and private residence. Two main reception areas, two bedrooms and two bath/shower rooms. One private garage, allocated parking space and additional visitor parking. NO ONWARD CHAIN.

Nestled within a classic Victorian conversion, this elegant 2-bedroom duplex apartment offers bright and spacious living, extending to just under 2,000 square feet.

Upon entering, a spacious entrance hall welcomes you into the heart of the home on the upper floor. Here, a magnificent, light-filled drawing room immediately captivates with stunning views over beautifully maintained communal gardens. This level also hosts a contemporary open-plan kitchen/dining room and a generously sized principal bedroom featuring a large en-suite shower room.

A staircase leads down to the tranquil lower floor, where you'll find the second double bedroom, complete with its own modern en-suite bathroom. A versatile office/study area on this floor provides a quiet and private workspace, ideal for working from home.





Outside, residents enjoy access to beautiful communal gardens, while the property further benefits from its own private garage and allocated parking space for added convenience.

This apartment offers a unique blend of classic character and modern convenience, providing a perfect home for those seeking space, style, and a peaceful environment.

### **LOCATION**

Hale is a vibrant village renowned for its specialist shops, services and restaurants which are within a reasonable walking distance of the property. Hale railway station offers links with Knutsford, and further afield to Chester. Hale and its surrounding towns and villages are particularly favoured, having good commuter links into Manchester City Centre and Salford Quays via the Metrolink facility at Altrincham station. The access point to the North West motorway network and Manchester International Airport are also a short driving time away. Altrincham provides a range of comprehensive shopping needs including a large number of retail outlets such as Marks and Spencer, Boots. The Trafford Centre is easily accessed via the M60. Trafford is also well known for its excellent schooling, both in the state and private sectors. Indeed, there are several good schools nearby to suit children of all ages.

### **LOCAL AUTHORITY**

Trafford Borough Council. Tax Band G. Amount payable for 2025/2026 is 3534.72

### **TENURE**

Leasehold with an original lease of 999 years from January 1998. There is a ground rent payable of £5.00 per annum

### **POSTCODE**

WA14 2AT



TOTAL FLOOR AREA: 1998 sq ft (185.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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