



**GASCOIGNE
HALMAN**

27 HEATHERMOUNT, BROADHEATH, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



27 HEATHERMOUNT, BROADHEATH, ALTRINCHAM

A beautifully presented and modern four-bedroom townhouse, built by Redrow Homes, situated on the ever-popular Stamford Brook development. With accommodation over three floors, this property is ideal for a wide range of buyers looking to put their own stamp on a property. Situated in a highly sought after location, the property is within convenient reach of exceptional schools, retail outlets, and beautiful views around Dunham Massey.





This well-presented and generously proportioned corner property offers modern living across three well-designed floors. The ground floor features a welcoming entrance hall with a convenient downstairs W/C and a utility cupboard with space for laundry appliances. The front-facing dining kitchen is fitted with modern units and integrated appliances, perfect for everyday living and entertaining. At the rear, a bright living room opens into a charming conservatory/garden room, ideal for relaxing or hosting guests.

Upstairs, you'll find three well-proportioned bedrooms and a contemporary family bathroom. The top floor boasts a generous master suite with dormer and skylight windows, extensive under-eaves storage, and an en-suite shower room. Externally, the property benefits from off-street parking for two vehicles and a low-maintenance rear garden with artificial grass, fenced borders, and a handy storage shed.

The property is ideally located with Broadheath Primary School, Waitrose supermarket and Bramley Farm on the doorstep and within reasonable distance of John Leigh Park, Altrincham Town Centre, Metrolink and Train Station.

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

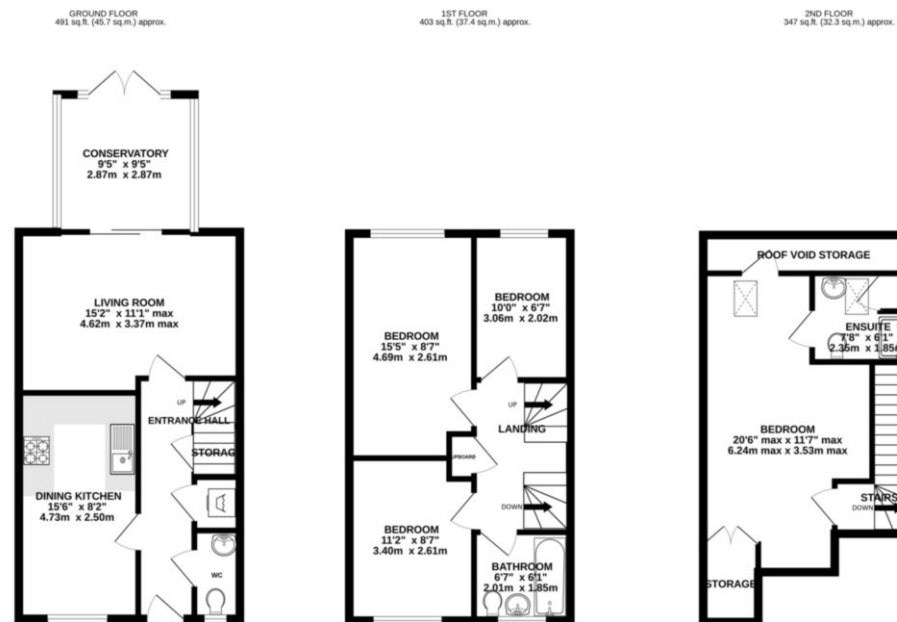
WA14 5ZP

TENURE

Leasehold.
Original lease length of 999 years from 1st October 2015 (990 years remaining).
Ground rent payable of £250 per annum.

LOCAL AUTHORITY

Trafford Metropolitan Borough Council Tax Band D.



TOTAL FLOOR AREA : 1241 sq.ft. (115.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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