



**GASCOIGNE
HALMAN**

84, SYLVAN AVENUE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



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A beautifully extended and thoughtfully designed three-bedroom semi-detached home, perfectly positioned within convenient reach of to Metrolink and sought-after schools. Showcasing an exceptional open-plan kitchen and family space with vaulted ceiling and bi-fold doors, this stylish home blends character, comfort, and modern living; ideal for families seeking space, light, and a touch of luxury





DESCRIPTION

Set within a popular location, this beautifully extended three-bedroom semi-detached home offers an impressive blend of thoughtful design, contemporary living, and family-friendly space. Within convenient reach of the Metrolink and highly regarded local schools, this is a property that truly delivers on both lifestyle and practicality.

The current owners have re-imagined the ground floor to create an exceptional open-plan family space that forms the heart of the home. Upon entering, you're welcomed by a wider-than-average entrance hallway, leading to a charming bay-fronted living room, a useful utility room, and a stylish downstairs W.C.

To the rear, the standout feature is the stunning open-plan kitchen, dining, and family area: an expansive and versatile space designed for modern living and entertaining. A vaulted ceiling with four Velux-style roof windows provide the area with a high degree of natural light, while impressive bi-folding doors with integrated blinds open out onto the generous rear garden. The seamless indoor-outdoor connection enhances the sense of space and provides a perfect setting for family life or entertaining guests.

Upstairs, there are three well-appointed bedrooms, including an extended third bedroom that offers more space than typically expected. A modern four-piece white bathroom suite is perfect for growing families.

Outside, the property continues to impress. A driveway to the front provides off-road parking, while the rear garden offers a generous lawn and a decked patio, ideal for outdoor dining, relaxing, or playtime with children.

This is a truly special home that combines quality finishes with smart design in a location that's as convenient as it is desirable.

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

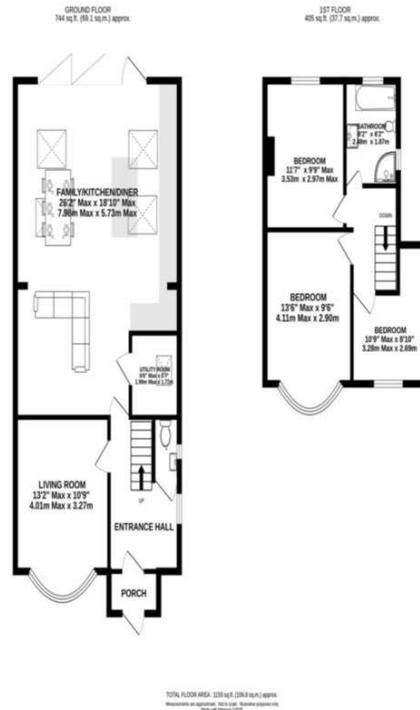
SAT NAV: WA15 6AB

TENURE

Freehold

LOCAL AUTHORITY

Trafford - Tax Band C



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