9 Heyes Lane, Timperley

Altrincham

Guide Price £650,000

GASCOIGNE HALMAN

THE AREA'S LEADING ESTATE AGENCY

9 Heyes Lane

Timperley, Altrincham

Immaculate four bed semi with extended living space, three receptions, stylish kitchen, two bathrooms, driveway, and flexible layout. Close to Metrolink and top schools.

Council Tax Band: C

Tenure - Freehold with a yearly rent charge of £5 per annum

- LARGER THAN AVERAGE SEMI DETACHED HOME
- EXTENDED ACCOMMODATION OFFERING VERSATILE SPACE
- POTENTIAL ANNEXE STYLE ACCOMMODATION
- THREE RECEPTION ROOMS
- GREAT SIZE BEAUTIFUL GARDENS
- DRIVEWAY
- TWO CONTEMPORARY BATHROOMS
- CONVENIENT ACCESS TO METROLINK AND DESIRABLE SCHOOLS
- EXTENDED KITCHEN DINER
- IMMACULATELY PRESENTED THROUGHOUT

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This exceptional four bedroom semi detached residence presents a rare opportunity to acquire a larger than average family home, thoughtfully extended to offer versatile and generously proportioned accommodation. Immaculately presented throughout, the property seamlessly blends refined period character with contemporary comforts, creating an inviting environment tailored to modern family living. The main living areas are defined by three elegant reception rooms, each offering flexibility for formal entertaining, relaxed family gatherings, or dedicated work and study spaces. The extended kitchen is equally impressive, beautifully appointed with modern fitted eye and base units, integrated appliances, and ample space for both casual meals and larger celebrations.

BABY'S
ROOM

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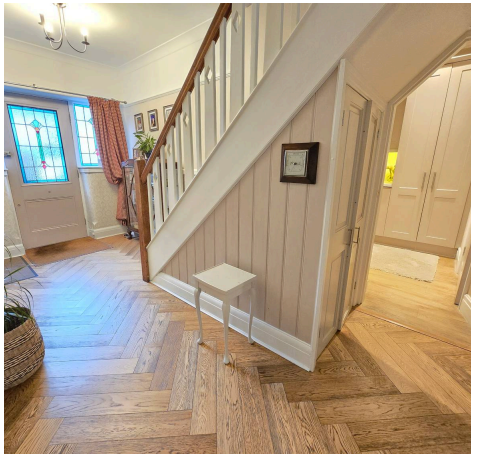
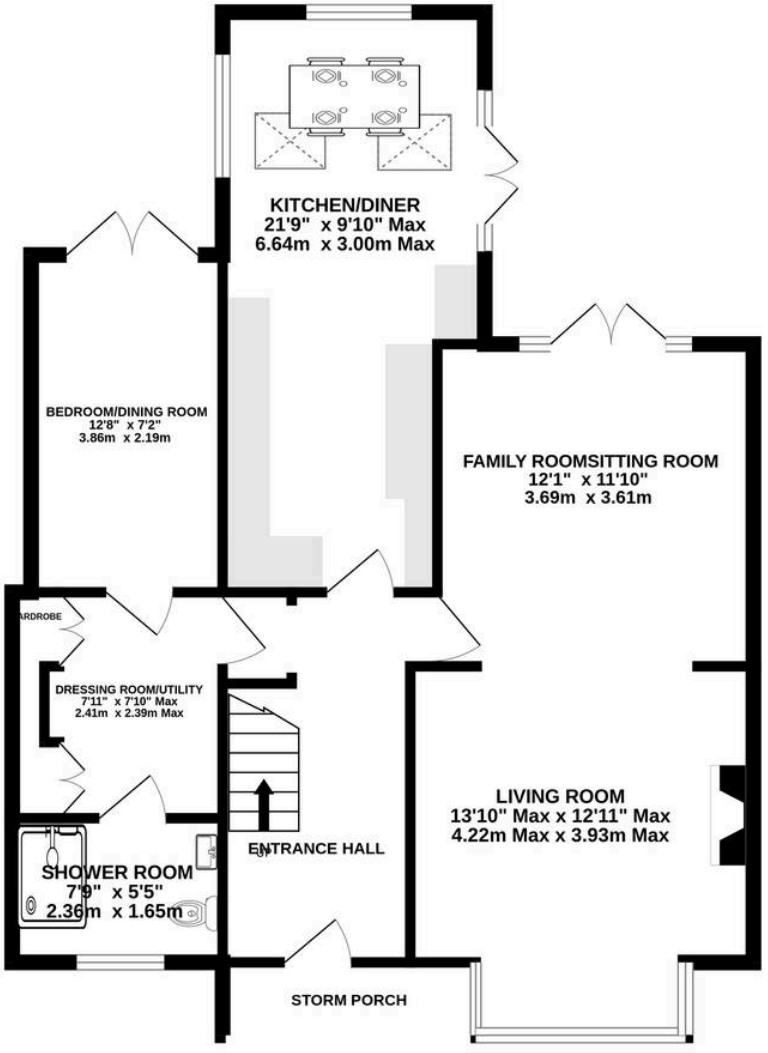
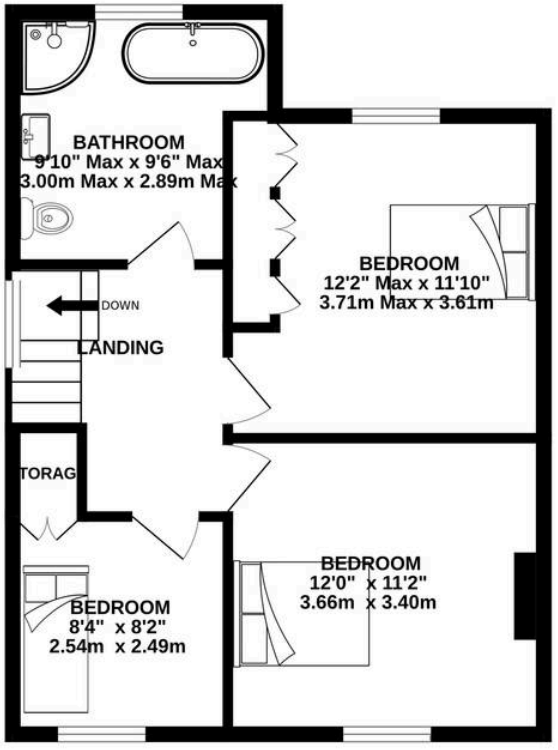
There is potential for four well-proportioned bedrooms, with the ground floor current dining room also offering scope for annexe-style accommodation offering valuable versatility for multi-generational living, guest quarters, or a private home office. Two contemporary bathrooms are thoughtfully designed with quality fittings and stylish finishes, delivering both practicality and a touch of luxury for daily routines. Throughout the property, attention to detail is evident in the tasteful décor, quality hard wood flooring in the entrance hallway, and harmonious colour palette, creating a sense of continuity and calm. The home also benefits from a private driveway and is situated within convenient reach of Metrolink services and highly regarded local schools, the location is ideal for discerning buyers seeking excellent connectivity and access to an array of amenities.



GROUND FLOOR
828 sq.ft. (76.9 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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