



**GASCOIGNE
HALMAN**

11, BURTON AVENUE, TIMPERLEY, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



11, BURTON AVENUE, TIMPERLEY, ALTRINCHAM

This immaculately presented three-bedroom semi-detached home has been intelligently re-designed to create fabulous 'turn key' accommodation throughout! Nestled in a sought-after location, this beautifully modernised traditional semi-detached home offers a perfect blend of comfort and style. Within convenient reach of the Metrolink, local shops, and highly regarded schools, it is ideal for families and commuters alike. The ground floor features an entrance porch and hallway, a downstairs WC, and a bay-fronted living room leading to a dining room with lovely views of the rear garden. The contemporary, refitted kitchen completes the ground floor. Upstairs, the beautiful accommodation continues, with a landing area enjoying natural light provided from the window to the side elevation, three stunning bedrooms, including two with modern fitted wardrobes. The luxurious, four-piece family bathroom has been thoughtfully redesigned to cater to all needs. Externally, the property offers a block-paved driveway for off-road parking and a generous rear garden with two patio areas, perfect for entertaining. A detached single garage completes the outdoor space. An internal viewing is essential to appreciate the high specification and finish.





DESCRIPTION

Located in an extremely popular location, this stunning three-bedroom semi-detached home has been lovingly modernised by the current owners, offering a perfect blend of contemporary style and traditional charm. Positioned within convenient reach of the Metrolink, local shops, and well-regarded schools, it is an ideal choice for families and commuters looking for a home that ticks all the boxes. The welcoming entrance porch and hallway set the tone for the property, leading you through to the well-proportioned living spaces. The bay-fronted living room is a welcoming, elegant area, perfect for relaxing with family or hosting guests. This room flows seamlessly into the extremely impressive dining room. With delightful views over the garden, this room offers a serene setting for family meals or entertaining friends. Another wonderful feature is the contemporary, refitted kitchen, designed with both form and function in mind, offering a sleek and stylish space to enjoy and natural light is provided by dual aspect windows to either side.

Upstairs, the property continues to impress. The landing area enjoys natural light from a window that allows natural light. There are three beautifully presented bedrooms, all of which provide comfortable living space, with the master and second bedrooms benefiting from modern, refitted wardrobes offering both style and ample storage. The family bathroom has been luxuriously upgraded, boasting a sophisticated four-piece suite with everything a growing family could need, from a spacious bath to a separate shower, all finished to the highest standard.

Externally, the property stands out with its neat, block-paved driveway providing off-road parking for multiple vehicles. To the rear, the garden is a good size, mainly laid to lawn with timber fenced boundaries. Two well-positioned patio areas provide the perfect setting for outdoor dining or relaxation, while the detached single garage adds further convenience and storage.

With its immaculate finish, spacious layout, and desirable location, this property is a wonderful opportunity for those seeking a move-in-ready home. Early viewing is highly recommended.

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

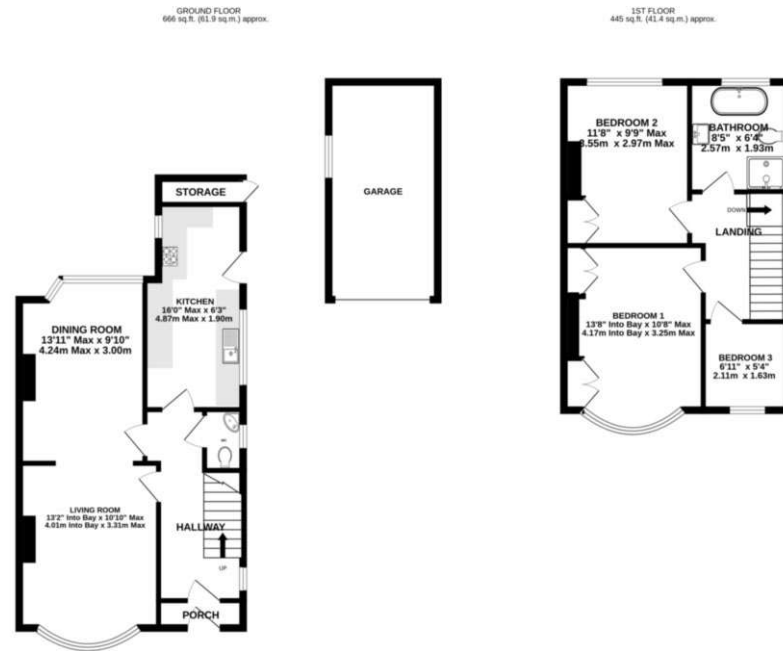
SAT NAV: WA15 6AQ

TENURE

Freehold

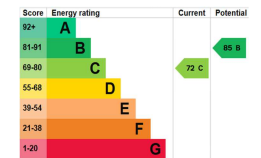
LOCAL AUTHORITY

Trafford - Tax Band C



TOTAL FLOOR AREA: 1111 sq ft. (102.3 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
 Made with MapInfo 12.0.0

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