



4 Mayfield Court Mayfield Road, Timperley

Altrincham

Guide Price £250,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



## 4 Mayfield Court Mayfield Road

Timperley, Altrincham

Modern two bedroom first floor maisonette in central Timperley Village. Features open plan living, private balcony, off road parking, stylish kitchen and bathroom, and great local amenities.

Council Tax band: B

Tenure: Leasehold

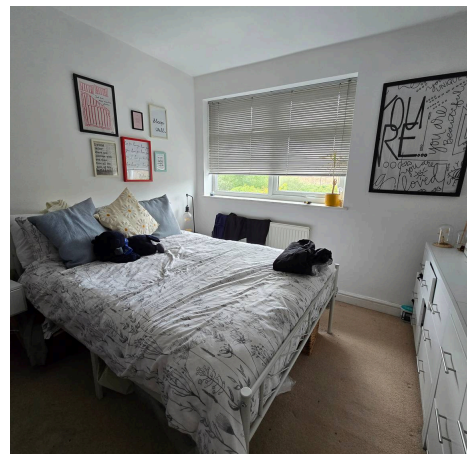
Service Charge £0

Ground Rent £0

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- FIRST FLOOR MAISONETTE STYLE APARTMENT
- EXTREMELY DESIRABLE LOCATION
- SITUATED IN THE HEART OF TIMPERLEY VILLAGE
- TWO BEDROOMS
- OPEN PLAN LIVING ROOM AND KITCHEN
- BALCONY
- DRIVEWAY PROVIDING OFF ROAD PARKING



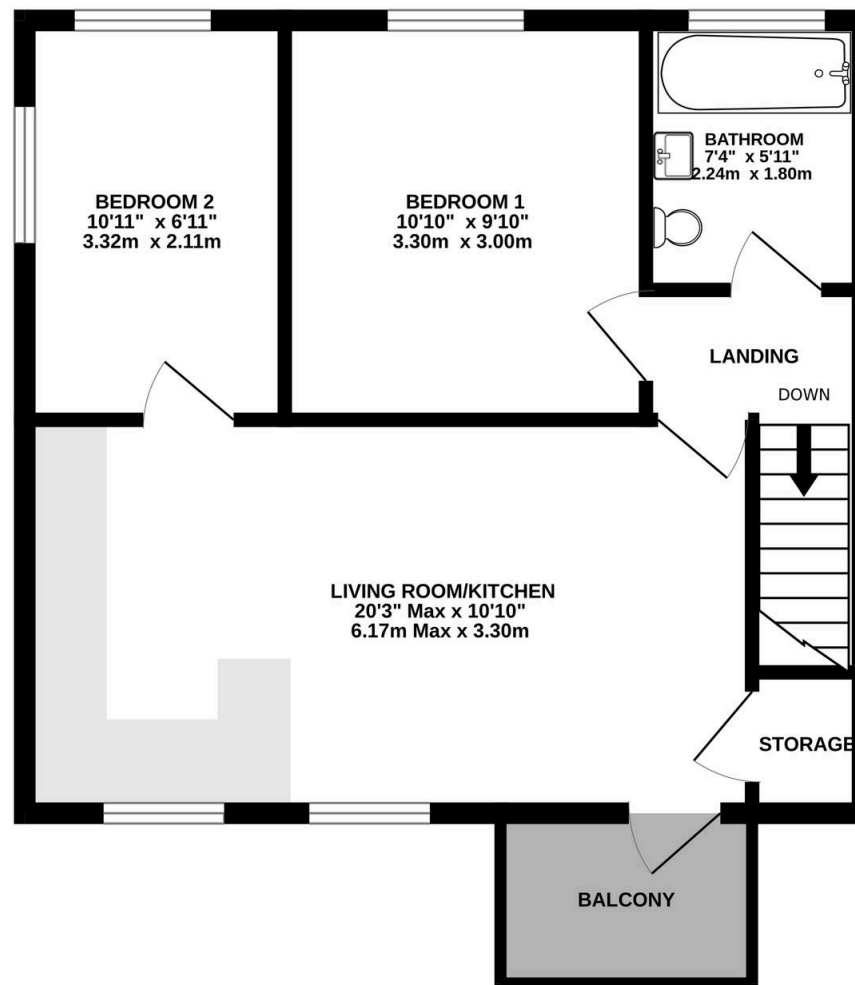
# 4 Mayfield Court Mayfield Road

Timperley, Altrincham

Introducing this beautifully presented two bedroom, first floor maisonette style apartment, ideally situated in the heart of Timperley Village and enjoying its own private access. Located in an extremely desirable area, this property offers a perfect blend of modern living and village charm, making it an exceptional opportunity for first-time buyers, investors, or those looking to downsize. The attractive open plan living room and kitchen create a welcoming environment, ideal for entertaining or relaxing at home. The contemporary kitchen is well appointed with a range of fitted units and work surfaces, providing both style and practicality. Both bedrooms enjoy a good degree of natural light from the elevated first floor position. The apartment features a modern white bathroom suite and there is the added benefit of a private balcony accessed from the living area, which provides an ideal spot to enjoy a morning coffee or evening relaxation.

Externally, the property boasts a driveway providing valuable off road parking, a rare advantage in such a central location. The balcony extends the living space outdoors, offering a pleasant area for potted plants or alfresco dining. Residents will appreciate the proximity to the vibrant amenities of Timperley Village, including shops, cafes, and transport links, all within easy walking distance. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer. Agents Note: Please note that some images depict property prior to current tenancy.

FIRST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 494 sq.ft. (45.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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