



2 Avensbeck, West Timperley

Altrincham

Guide Price £835,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



2 Avensbeck

West Timperley, Altrincham

Immaculate four-bed detached home (approx. 2,000 sq ft) over three floors, three bathrooms, modern kitchen, garage, driveway, cul-de-sac location near schools, and local amenities.

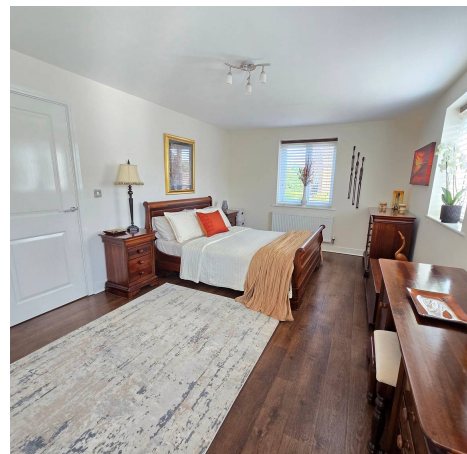
Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

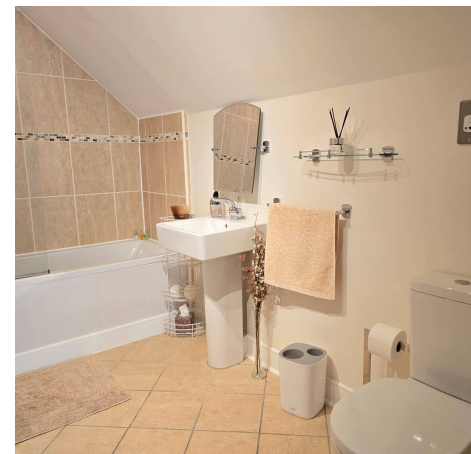
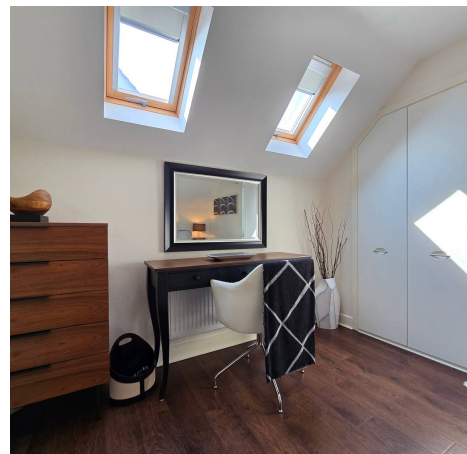
- Immaculate Detached Family Home Over Three Floors
- Wonderful Spacious And Versatile Accommodation
- Three Bathrooms And Further Separate W.C.
- Good Size Enclosed Gardens
- Cul De Sac Location With Tree Lined Aspect To Side
- Driveway For Two Cars And Single Garage
- Approximately 2,000 Sq Ft Of Impressive Accommodation
- Kitchen Diner And Separate Utility
- Large Master Bedroom With En-Suite
- Extremely Popular Location



2 Avensbeck

West Timperley, Altrincham

Presenting an exceptional opportunity to acquire an immaculate four-bedroom detached family home, thoughtfully arranged over three expansive floors and offering approximately 2,000 square feet of impressive accommodation. This refined residence welcomes you with a generous entrance hall, setting the tone for the spacious and versatile interiors that follow. The principal living areas are designed for both comfort and entertaining, with a beautifully proportioned sitting room/family room that invites relaxation and a contemporary kitchen diner that seamlessly blends modern convenience with understated elegance. The kitchen is complemented by a separate utility room, providing practical space for household management and additional storage. The property features three stylishly appointed bathrooms, including a contemporary en-suite to the large master bedroom, as well as a further separate W.C., ensuring ample facilities for family and guests.



2 Avensbeck

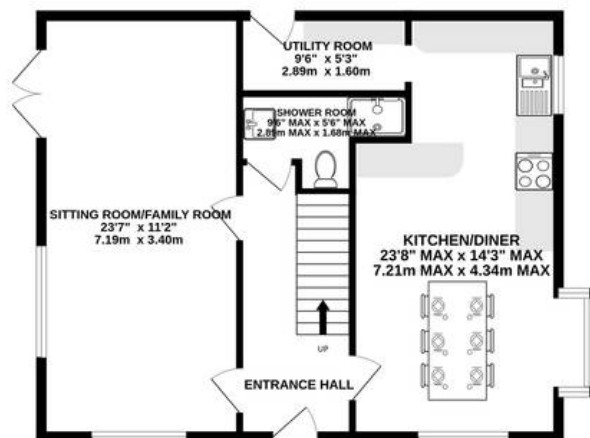
West Timperley, Altrincham

Each of the four bedrooms is generously sized and thoughtfully arranged, with a particularly impressive master suite that benefits from fitted storage. The versatile accommodation extends across all three floors, offering flexible spaces that can adapt to a range of lifestyle needs, whether for home working, guest accommodation, or playrooms. Throughout, the home is finished to an exacting standard, with quality fixtures and fittings that complement both the period character and contemporary comforts. Additional features include a useful amount of fitted storage throughout, enhancing the practicality and organisation of daily living. Situated in a desirable cul-de-sac location with a delightful tree-lined aspect to the side, this property enjoys a sense of seclusion while remaining within convenient reach of local amenities and highly regarded schools. The driveway provides off-road parking for two cars and access to a single garage, further underlining the convenience and appeal of this rare offering.





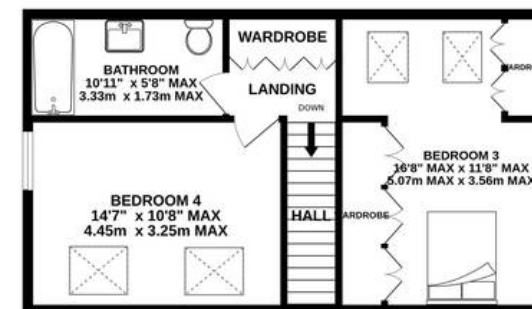
GROUND FLOOR
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR
689 sq.ft. (64.0 sq.m.) approx.



2ND FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 2033 sq.ft. (188.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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