



**GASCOIGNE  
HALMAN**

14, KELVINDALE DRIVE, TIMPERLEY, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## 14, KELVINDALE DRIVE, TIMPERLEY, ALTRINCHAM

Set at the head of a cul-de-sac, this attractive three-bedroom semi-detached home offers well-balanced living just moments from the heart of Timperley village. The ground floor features a welcoming entrance hall, downstairs WC, a comfortable living room, and an open-plan kitchen diner with French doors opening onto the rear garden, perfect for modern family life and entertaining. Upstairs, three well-proportioned bedrooms with fitted wardrobes are complemented by a three piece white family bathroom suite. Outside, a private driveway provides off-road parking, while the mature rear garden offers a lawned area and paved patio ideal for outdoor enjoyment. The space to the side and rear also offers scope to potentially extend. (subject to the necessary permissions)



#### DESCRIPTION

Occupying an enviable position at the head of a cul-de-sac, this attractive three-bedroom semi-detached home offers attractive accommodation ideally suited to modern family living. Conveniently located within convenient reach of Timperley village, the property benefits from desirable proximity to a wide range of shops, restaurants, cafés, and everyday amenities.

The ground floor comprises: a welcoming entrance porch leading into an entrance hallway, with access to a useful downstairs WC. A comfortable living room has a pleasant aspect along the cul de sac to the front and to the rear of the property there is a modern fitted kitchen which leads through to a dining area with French style doors which open to the rear gardens.

To the first floor, the accommodation comprises three well-proportioned bedrooms, all benefiting from fitted wardrobes, along with a family bathroom fitted with a three-piece white suite. The layout offers flexibility for families, home working, or guest accommodation.

Externally, the property is complemented by a driveway to the front providing off-road parking. To the rear, a mature garden is mainly laid to lawn and features a paved patio area, perfect for outdoor dining and relaxation. This is a superb opportunity to acquire a well-located home in a sought-after residential setting.

#### 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 6UY

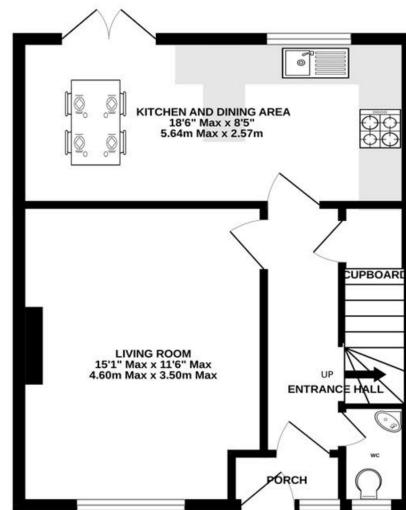
#### TENURE

FREEHOLD

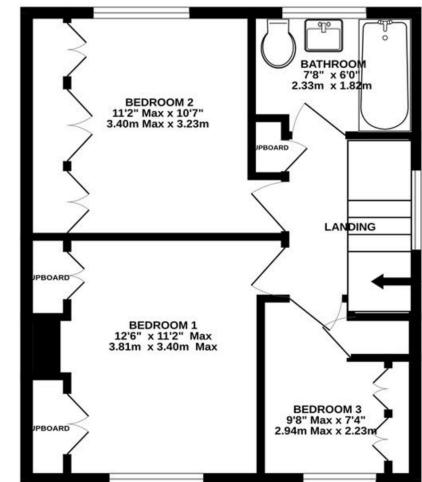
#### LOCAL AUTHORITY

Trafford - Tax Band D

GROUND FLOOR  
421 sq.ft. (39.1 sq.m.) approx.

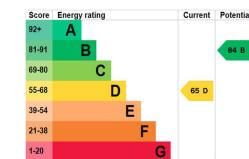


1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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## ALTRINCHAM OFFICE

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