



**GASCOIGNE  
HALMAN**

101, LINDSELL ROAD, WEST TIMPERLEY,  
ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## 101, LINDSELL ROAD, WEST TIMPERLEY, ALTRINCHAM

A beautifully extended four-bedroom, three-bathroom semi-detached home in a popular location, offering spacious and versatile living throughout. Local shops, Schools and countryside are all within convenient reach! Highlights include bay-fronted reception rooms with feature fires, a wonderful extended kitchen diner with conservatory, a ground-floor bedroom with en-suite, and a loft room with WC. Outside, enjoy off-road parking, a generous low-maintenance garden with spacious patio offering ideal outside entertaining space, and a versatile outbuilding; perfect for modern family living with style and generous accommodation.







A superbly extended four-bedroom, three-bathroom semi-detached home, perfectly positioned within a popular and appealing location, offering generous and flexible accommodation ideal for modern family living.

The welcoming entrance hallway leads to a bay-fronted living room featuring an open grated fire, while a separate family room with a charming wood-burning stove flows seamlessly into the impressive extended kitchen diner and conservatory, creating a wonderful, sociable heart of the home, perfect for entertaining and everyday life. A further side extension adds excellent versatility, providing a ground-floor bedroom or playroom complete with its own en-suite shower room.

To the first floor are three well-proportioned bedrooms, an attractive family bathroom, and a separate shower room. Stairs rise to a useful loft room, providing even more versatile space which can only be fully appreciated once seen.

Externally, the property boasts a driveway to the front providing off-road parking for several vehicles. The rear garden is beautifully arranged for low-maintenance enjoyment, mainly laid to artificial grass and complemented by a fantastic, paved patio with pergola, perfect for al fresco dining. A valuable outbuilding completes the picture, offering excellent potential as a workshop and utility area, with the added benefit of an external WC.

Viewings essential in order to avoid disappointment.

## 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

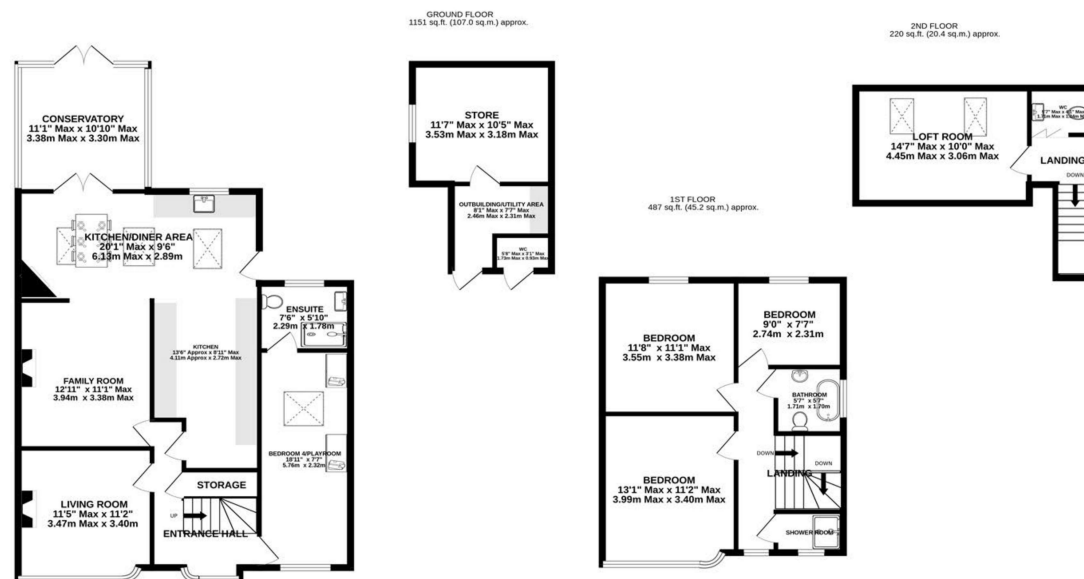
SAT NAV: WA14 5NZ

## TENURE

Freehold

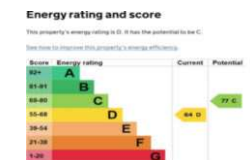
## LOCAL AUTHORITY

Trafford - Tax Band C



TOTAL FLOOR AREA: 1858 sq.ft. (172.7 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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## ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

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