



Kelvindale Drive, Timperley, Altrincham, WA15

Guide Price: £525,000

Freehold

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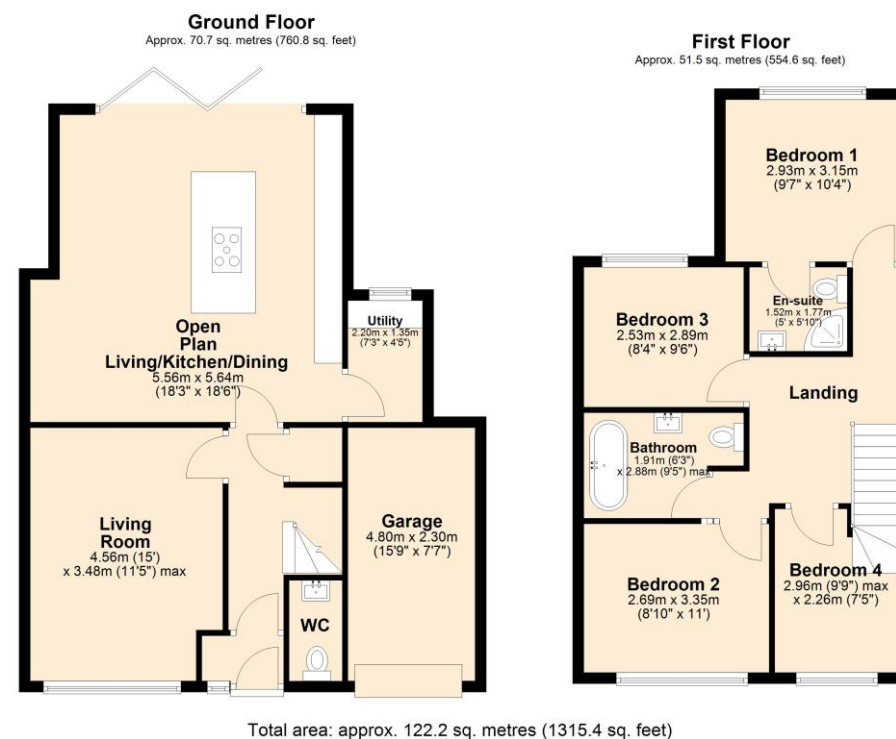
Situated in a desirable cul-de-sac location, this beautifully extended four-bedroom semi-detached home offers the perfect blend of space, style, and convenience. Ideally positioned close to Timperley Village, as well as the bustling town centres of Altrincham and Sale, this property is perfect for families and professionals alike.

At the heart of the home is a stunning 18ft open-plan kitchen, diner, and living area. Designed for modern living, this space is flooded with natural light and features stylish bi-folding doors that open seamlessly onto the rear garden, creating a perfect indoor-outdoor flow. A separate living room provides additional space for relaxation, offering a cosy retreat from the open-plan area. The ground floor also benefits from a utility room and a convenient downstairs WC.

Upstairs, the home boasts four well-proportioned bedrooms, ensuring ample space for family and guests. The main bedroom is complemented by its own en-suite bathroom, providing a private sanctuary, while a separate family bathroom serves the remaining bedrooms.

The rear garden is fully enclosed, offering privacy and security, making it ideal for families and entertaining. The outdoor space features a decked area, perfect for alfresco dining, with the remainder mainly laid to lawn.

Adding to the practicality of this home is an integral garage and a driveway for off road parking.



- Freehold
- EPC Grade D
- Council Tax Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.