



44 St. Leonards Drive, Timperley
Altrincham

Guide Price £465,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



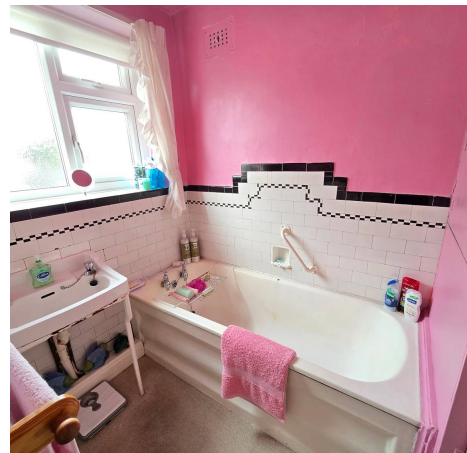
44 St. Leonards Drive

Timperley, Altrincham

Three bedroom semi detached home with no chain, two reception rooms, gardens, driveway, and great location near schools, Altrincham, and Timperley. Spacious, versatile, and full of potential. Council Tax band: D

Tenure: Freehold

- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- THREE BEDROOM TRADITIONAL SEMI DETACHED HOME
- WONDERFUL MATURE REAR GARDENS
- TWO RECEPTION ROOMS
- DRIVEWAY
- CONVENIENT REACH OF DESIRABLE SCHOOLS, ALTRINCHAM AND TIMPERLEY



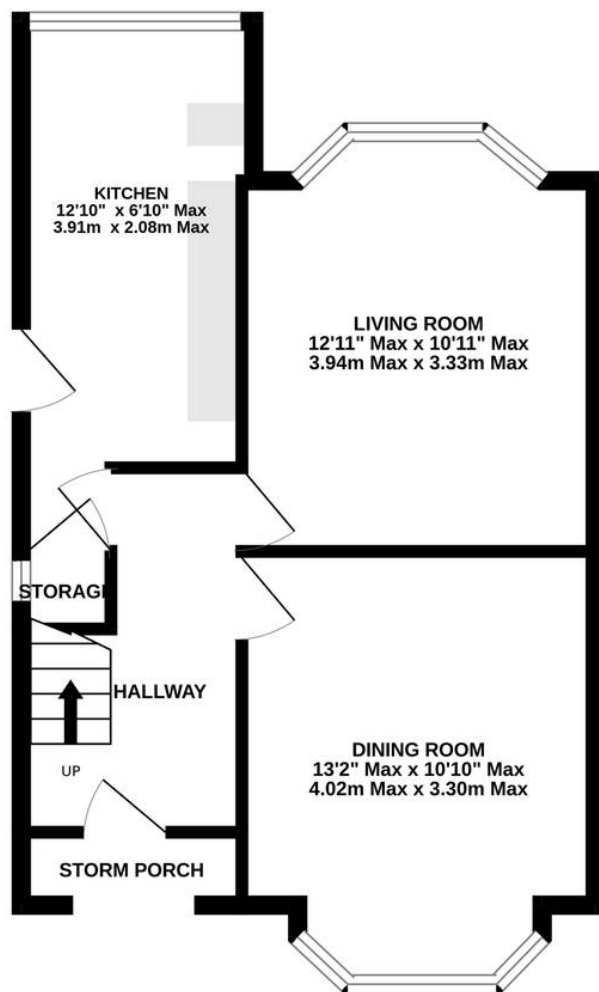
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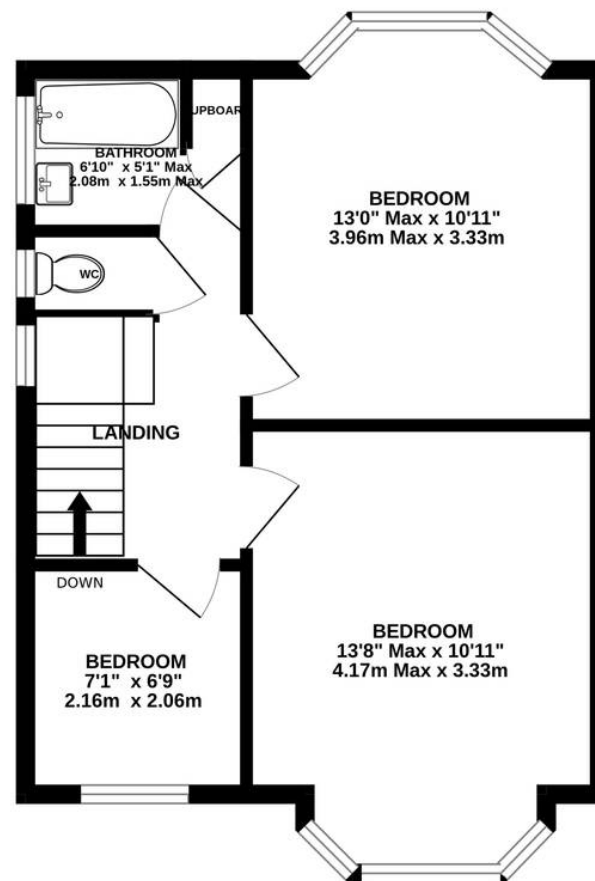
This wonderful three bedroom semi detached home is offered with no onward chain and occupies a highly sought after position, enjoying a pleasant aspect to the front that looks into a cul de sac. The property seamlessly blends traditional charm with practical family living, presenting an accommodation that is both spacious and versatile. Upon entering, you are welcomed by an entrance hallway that leads to two well-proportioned reception rooms, each enjoying a good degree of natural light and ideal for both relaxed family gatherings and more formal entertaining. The living room has a bay window framing the tranquil rear outlook over beautiful gardens, while the separate dining room offers ample space for hosting dinner parties or family meals. The kitchen well proportioned and is fitted with a range of units and work surfaces. Upstairs, three well-sized bedrooms cater to a variety of needs, whether as restful retreats, children's rooms, or a dedicated home office. The family bathroom comprises of a panelled bath and wash hand basin and there is a separate W.C. Additional highlights include a private driveway, ensuring convenient off-road parking, and practical storage solutions that enhance everyday living. The property's enviable location places it within convenient reach of highly regarded schools, as well as the vibrant amenities of both Altrincham and Timperley, making it a superb choice for families seeking both community and connectivity. This is a rare opportunity to acquire a traditional semi detached home in a prime residential setting. An ideal property to place your own stamp upon!



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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