



4 The Old Orchard, Timperley

Altrincham

Guide Price £820,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



4 The Old Orchard

Timperley, Altrincham

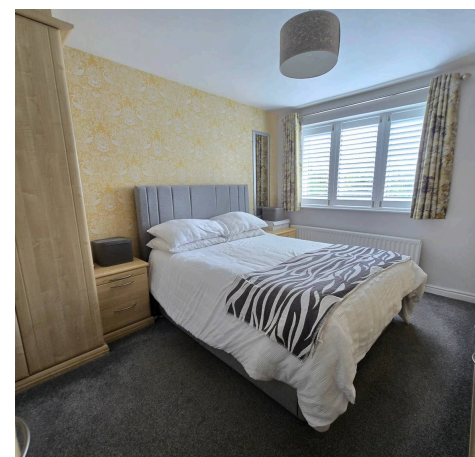
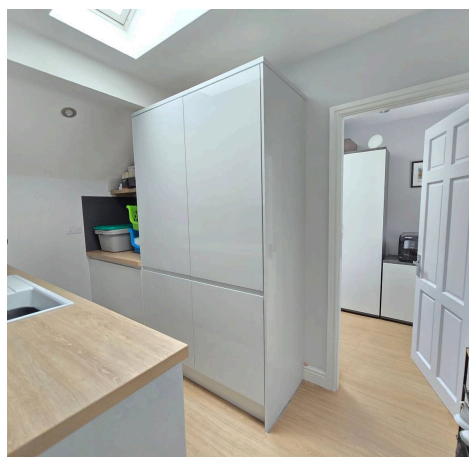
Detached four-bedroom home tucked away in a cul de sac with open plan kitchen, bi-fold doors to patio, home office, en-suite, driveway parking, and easy access to amenities, schools, and transport links.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- BEAUTIFUL DETACHED HOME
- TUCKED AWAY ON A NO THROUGH ROAD
- DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- IMMACULATE AND WELL TENDED GARDENS TO THE REAR
- LARGE OPEN PLAN KITCHEN/FAMILY/DINING ROOM
- BI-FOLDING DOORS TO RAISED PATIO AREA AND LOUVERED PERGOLA
- FOUR BEDROOMS
- TWO BATHROOMS
- UTILITY ROOM AND HOME OFFICE
- DOWNSTAIRS W.C.



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This beautiful detached four-bedroom home presents an exceptional opportunity for those seeking refined living in a peaceful setting, discreetly positioned on a no through road. Stepping inside, you are welcomed by a sense of space and light, with the heart of the property being a large open plan kitchen, family, and dining room, thoughtfully designed for both every-day comfort and elegant entertaining. The kitchen features contemporary cabinetry, high-quality appliances, and a generous island, seamlessly integrating with the family and dining areas to create a sociable hub for gatherings and daily life. Bi-folding doors open effortlessly to a raised patio area, inviting the outdoors in and providing a delightful backdrop for relaxation or entertaining under the louvred pergola. The ground floor also offers a practical utility room, a dedicated home office ideal for remote working, and a stylish downstairs W.C., all finished to a high standard.



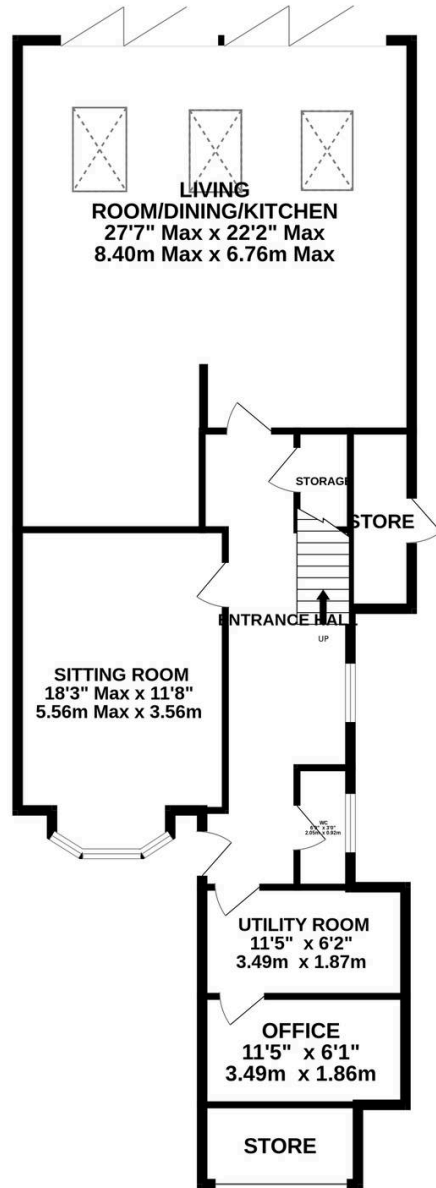
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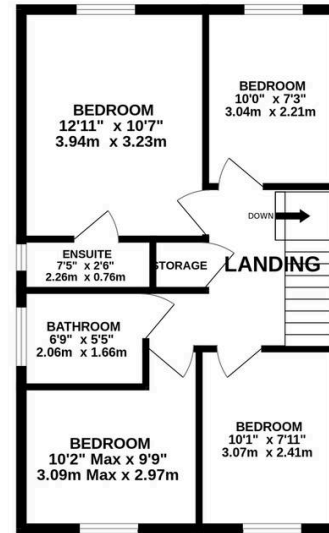
Upstairs, four well-proportioned bedrooms provide restful retreats, with the principal suite benefitting from fitted storage and an en-suite shower room. The remaining bedrooms are equally versatile, perfect for family, guests, or additional workspace, and are served by a modern family bathroom. The sense of privacy and exclusivity is enhanced by the property's position, while the driveway offers parking for several vehicles, catering to the needs of a busy household or visiting guests. This is a rare opportunity to acquire a home that balances generous proportions with a refined specification, offering versatility for modern family living. The location combines tranquillity with convenience, providing easy access to local amenities, reputable schools, and excellent transport links, making it ideal for discerning buyers seeking both lifestyle and practicality.



GROUND FLOOR
1151 sq.ft. (107.0 sq.m.) approx.



1ST FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 1675 sq.ft. (155.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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