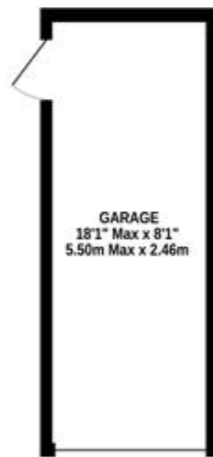
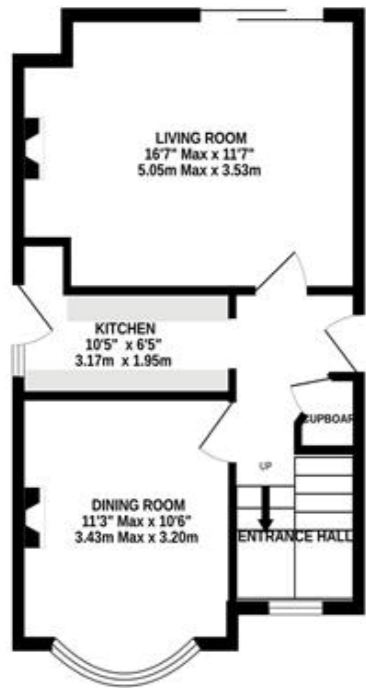


64 LORRAINE ROAD
 Timperley
£550,000

GROUND FLOOR
 566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
 398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.6 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metroplan ©2024



NOTICE
 Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Altrincham
 26, The Downs, ALTRINCHAM WA14 2PU
 0161 929 1500 altrincham@gascoignealman.co.uk

gascoignealman.co.uk



This wonderful detached family home is situated within a popular location and offers well-presented accommodation throughout. Timperley village centre, sought-after schooling, and useful commuter links are all within convenient reach and the vendors have recently had planning permission granted for a single-storey side and rear extension (Trafford Ref: 112639/HHA/24). The property enjoys three good-sized bedrooms, a re-fitted shower room, mature gardens, and a driveway providing off-road parking.

GASCOIGNE HALMAN

- DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- DRIVEWAY

- GARAGE
- MATURE GARDENS
- TRAFFORD PLANNING GRANTED REFERENCE: 112639/HHA/24

£550,000

64 LORRAINE ROAD

Timperley



Internally the attractive accommodation comprises in brief: Entrance hallway, living room with inglenook style fireplace and sliding doors provide access to the rear gardens, fitted kitchen, and separate bay fronted dining room to the ground floor. The first floor comprises stairs/landing area, a master bedroom with fitted wardrobes, two further well-proportioned bedrooms, and a contemporary re-fitted shower room. Externally the property benefits from a driveway leading to the single garage at the front and side. To the rear there are mature gardens which are mainly laid to lawn, with well-stocked borders. Internal viewings are highly recommended 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: WA15 7NB

TENURE

FREEHOLD

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

TRAFFORD Tax Band D

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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