



18 LORRAINE ROAD | TIMPERLEY

OFFERS OVER £525,000

A superbly presented and extended traditional semi detached family home in a sought after location within easy reach of Timperley village centre and Altrincham town centre and lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises entrance hall, front sitting room, impressive open plan living dining kitchen with doors onto the south facing rear gardens, utility/WC, three well proportioned bedrooms and bathroom/WC. To the front of the property the block paved drive provides off road parking and there is gated access to the side. To the rear the gardens incorporate a patio seating area with delightful lawns beyond with a high degree of privacy and a southerly aspect to enjoy the sun all day. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7NA

DESCRIPTION

This extended semi detached family home is beautifully presented throughout and contains generously proportioned living space presented to an exceptional standard. The property is located in a sought after residential location close to the village centre and within the catchment area of highly regarded primary and secondary schools specifically within walking distance of Cloverlea Primary School. The accommodation is approached via a welcoming entrance hall which provides access to an understairs storage cupboard and also a large combined utility/cloakroom/WC. To the front of the property is a separate sitting room with double doors leading onto an impressive open plan living dining kitchen. The kitchen area is fitted with a comprehensive range of modern units complete with central island and with doors leading onto the southerly facing rear gardens.

To the first floor there are three excellent bedrooms serviced by the modern family bathroom/WC.

Externally there is ample off road parking within the block paved driveway and there is gated access to the side. To the rear and accessed via the open plan living space there is a flagged patio seating area with lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day and also a high degree of privacy.

In conclusion a well proportioned family home positioned within a popular residential location and beautifully presented. Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Composite front door. PVCu double glazed window to the side. Laminate flooring. Spindle balustrade staircase to first floor. Understairs storage cupboard. Staircase benefits from inbuilt storage space.

SITTING ROOM

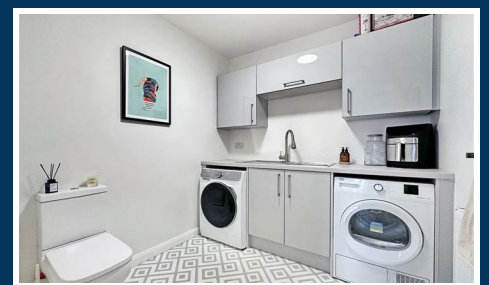
12'3" x 11'1" (3.73m x 3.38m)

With PVCu double glazed bay window to the front. Radiator. Laminate flooring. Television aerial point. Glass panelled doors to:

OPEN PLAN LIVING DINING KITCHEN

29'1" x 17'6" (8.86m x 5.33m)

Superb open plan living space and the kitchen is fitted with a comprehensive range of black wall and base units with quartz work surface over incorporating an enamel sink unit. There is a central island with breakfast bar. Integrated double oven/grill plus 5 ring gas hob with stainless steel extractor hood. Space for American style fridge freezer. Two skylights. Radiator. Herringbone style flooring. PVCu double glazed doors provide access to the rear garden. There is ample space for living and dining suites. Three radiators. Recessed tiled fireplace and hearth with timber mantle. Recessed low voltage lighting.



UTILITY/WC

7'8" x 7'4" (2.34m x 2.24m)

With a range of wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer. Radiator. Extractor fan. WC.

FIRST FLOOR

LANDING

PVCu double glazed window to the side. Loft access hatch with pull down ladder to boarded loft space.

BEDROOM 1

12'1" x 11'3" (3.68m x 3.43m)

PVCu double glazed bay window to the front. Radiator.

BEDROOM 2

11'0" x 10'1" (3.35m x 3.07m)

With PVCu double glazed window to the rear. Radiator.

BEDROOM 3

8'9" x 8'0" (2.67m x 2.44m)

PVCu double glazed window to the rear. Fitted wardrobes and overhead cupboards. Radiator.

BATHROOM

7'5" x 6'7" (2.26m x 2.01m)

With a modern white suite with chrome fittings comprising bath with mains shower over, vanity wash basin and WC. Part tiled walls. Chrome heated towel rail. Opaque PVCu double glazed window to the front.

OUTSIDE

To the front of the property the block paved drive provides off road parking and there is gated access to the side. To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds. The rear gardens have a high degree of privacy and benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

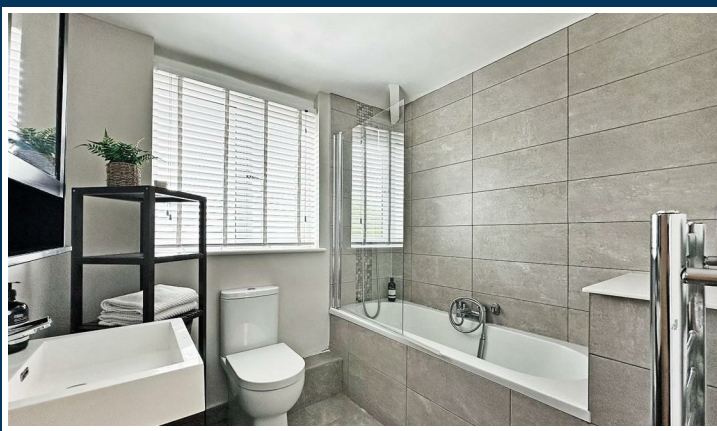
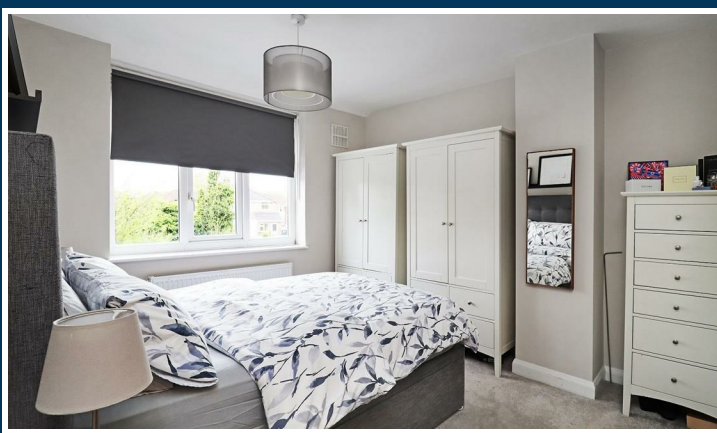
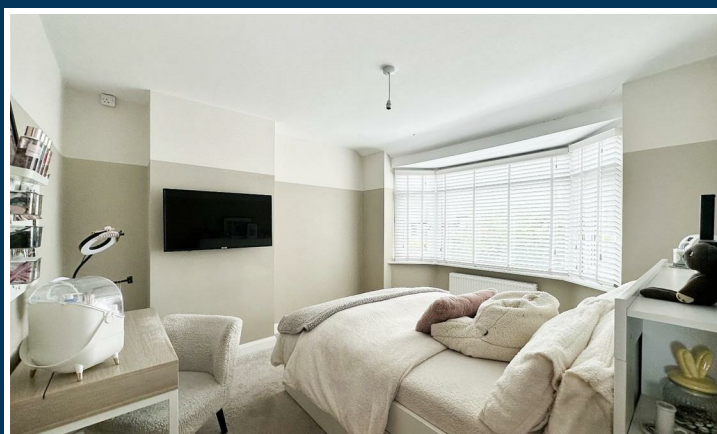
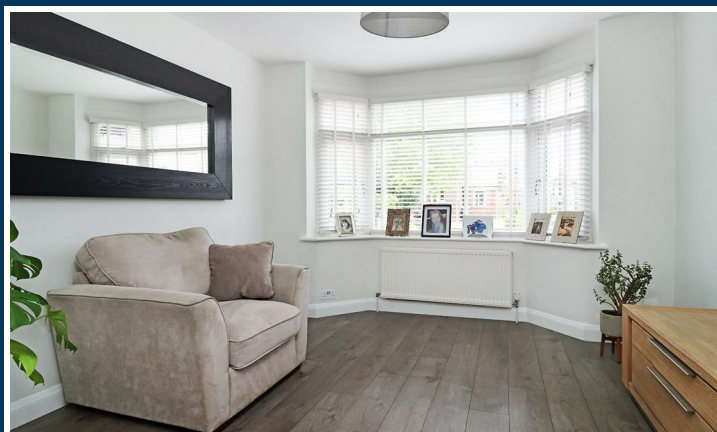
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TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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