



## 50 LORRAINE ROAD | TIMPERLEY

£399,950

A well proportioned semi detached family home in a popular residential location with scope to extend subject to the relevant permissions being obtained. The accommodation briefly comprises welcoming entrance hall, front sitting room, rear dining room, fitted kitchen, three bedrooms and bathroom/WC. Off road parking to the front which continues to the side leading to the detached garage at the rear. To the rear is a patio seating area with superb lawns beyond with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day. Viewing is highly recommended.



POSTCODE: WA15 7NB

## DESCRIPTION

A well proportioned traditional semi detached family home in a sought after location which needs to be seen to be appreciated.

Built to a traditional design the welcoming entrance hall leads onto a front sitting room with doors leading onto a rear dining room overlooking the south facing lawned gardens. The ground floor accommodation is completed by the fitted kitchen with access onto the side driveway.

To the first floor there are two excellent double bedrooms and large single and the accommodation is completed by the family bathroom/WC.

To the front of the property the driveway provides off road parking and continues to the side leading to the detached garage at the rear. To the rear is a flagged patio seating area with superb lawns beyond with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day.

Gas fired central heating has been installed together with PVCu double glazing throughout.

An excellent family home and ideally located with local shops on Shaftesbury Avenue and within the catchment area of highly regarded primary and secondary schools and with excellent communication links. Timperley village centre and Altrincham town centre are also close by.

A great opportunity to extend subject to the relevant permissions being obtained.

Viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### RECESSED PORCH

#### ENTRANCE HALL

Glass panelled front door. Radiator. PVCu double glazed window to the side. Under stairs storage cupboard.

#### SITTING ROOM

**14'6" x 11'11" (4.42m x 3.63m)**

PVCu double glazed window to the front. Radiator. Television aerial point. Telephone point. Glass panelled double doors to:

#### DINING ROOM

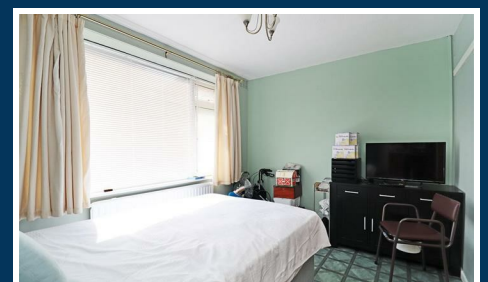
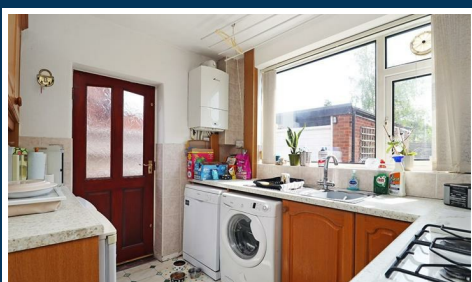
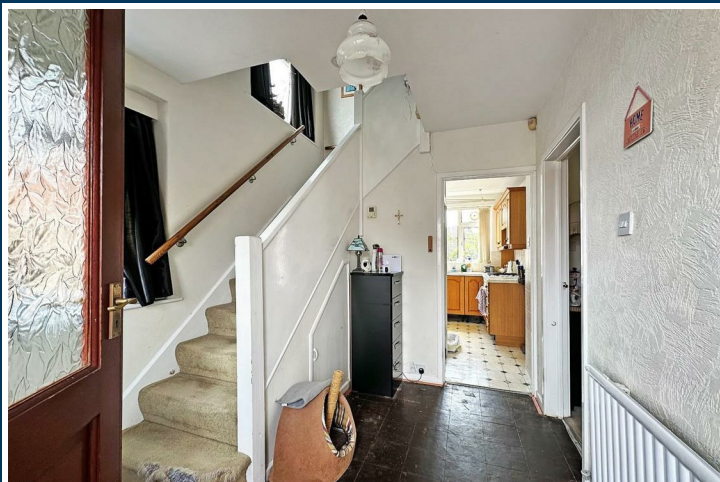
**10'11" x 9'1" (3.33m x 2.77m)**

PVCu double glazed window to the rear. Radiator.

#### KITCHEN

**10'0" x 9'1" (3.05m x 2.77m)**

Fitted with a comprehensive range of wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring gas hob with extractor hood over. Space for fridge freezer, washing machine and dishwasher. PVCu double glazed window overlooking the rear garden. Glass panelled door to the side. Wall mounted Worcester combination gas central heating boiler. Tiled splashback. Access to pantry/store.



## FIRST FLOOR: LANDING

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

## BEDROOM 1

14'7" x 11'11" (4.45m x 3.63m)

With PVCu double glazed bay window to the front. Radiator.

## BEDROOM 2

10'11" x 9'4" (3.33m x 2.84m)

PVCu double glazed window to the rear. Radiator.

## BEDROOM 3

8'3" x 7'9" (2.51m x 2.36m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

9'1" x 7'7" (2.77m x 2.31m)

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Opaque PVCu double glazed windows to the side and rear. Tiled walls and floor. Radiator.

## OUTSIDE

To the front of the property a flagged driveway provides off road parking and has a corner flowerbed and continues to the side and detached garage. The garage has an up and over door plus door and window to the side. Light and power.

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

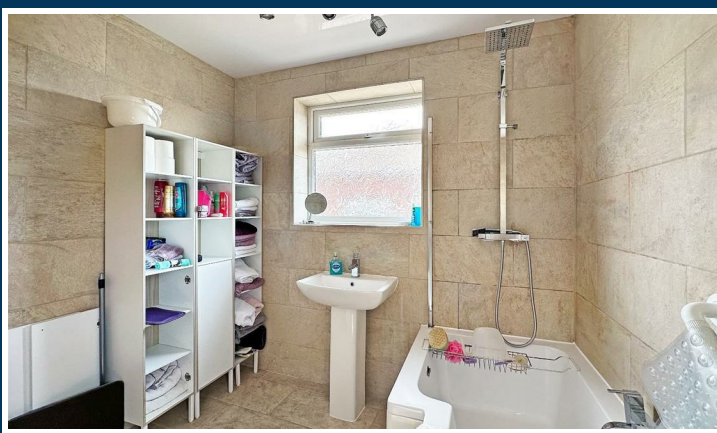
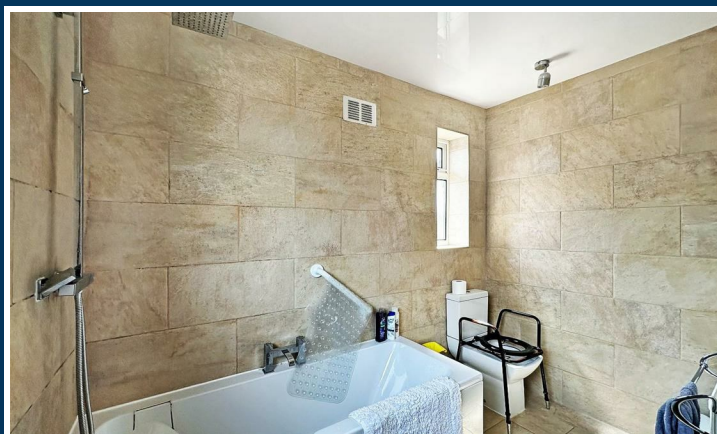
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## TENURE

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.

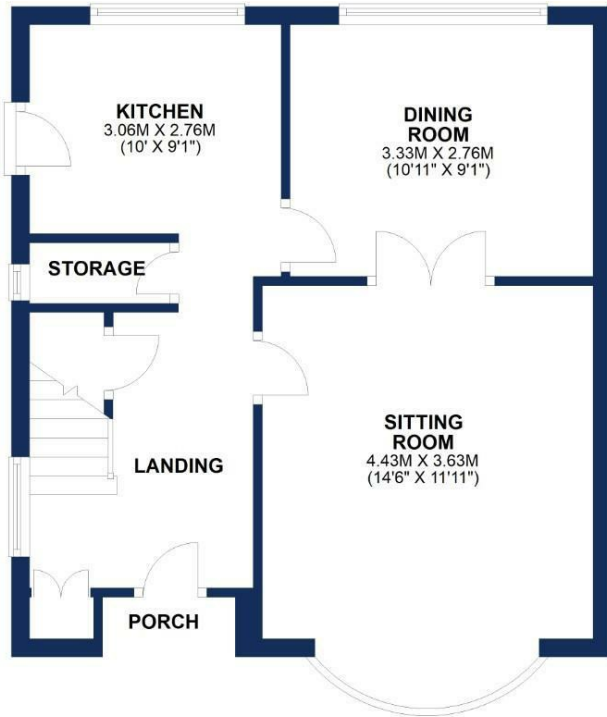


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### GROUND FLOOR

APPROX. 42.0 SQ. METRES (451.8 SQ. FEET)



### FIRST FLOOR

APPROX. 42.1 SQ. METRES (453.5 SQ. FEET)



TOTAL AREA: APPROX. 84.1 SQ. METRES (905.3 SQ. FEET)

Floorplans For Illustrative Purposes Only



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