



89 LORRAINE ROAD | TIMPERLEY

£425,000

\*\*\*NO ONWARD CHAIN\*\*\* A well proportioned and beautifully maintained semi detached bungalow in an ideal location with attractive private gardens to the rear. The accommodation briefly comprises entrance hall, two double bedrooms, large sitting room to the front plus separate dining room to the rear opening onto the fitted kitchen and the accommodation is completed by the bathroom/WC. Externally to the front of the property off road parking is provided within the driveway and the gardens to the rear incorporate a patio seating area with delightful lawns beyond enjoying a high degree of privacy. There is also the added benefit of a garage. Viewing is highly recommended.

**POSTCODE: WA15 7ND**

## DESCRIPTION

This semi detached bungalow is well proportioned and well presented throughout and occupies an excellent position towards the end of Lorraine Road.

Built to a traditional design the accommodation offers two double bedrooms serviced by the bathroom/WC. Towards the front is a large sitting room whilst to the rear a separate dining room provides access onto the fitted kitchen which in turn leads onto the rear garden.

To the front of the property the driveway provides off road parking and continues to the side leading to the garage with up and over door plus light and power.

The gardens to the rear incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds. The gardens enjoy a high degree of privacy.

The location is superb being set within a popular residential location within easy reach of Timperley village centre and Altrincham town centre. There are local shops available on Shaftesbury Avenue.

An appointment to view is highly recommended.

## ACCOMMODATION

### ENCLOSED PORCH

Double PVCu double glazed doors. Tiled floor.

### ENTRANCE HALL

Glass panelled front door. Radiator. Loft access hatch. Telephone point.

### SITTING ROOM

**14'2" x 12'5" (4.32m x 3.78m)**

With PVCu double glazed bay window to the front with leaded and stained effect top lights. Focal point of a living flame gas fire with marble effect insert and hearth. Radiator. Television aerial point.

### DINING ROOM

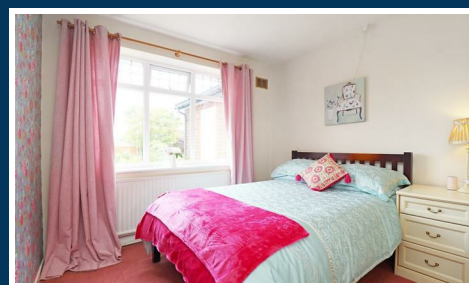
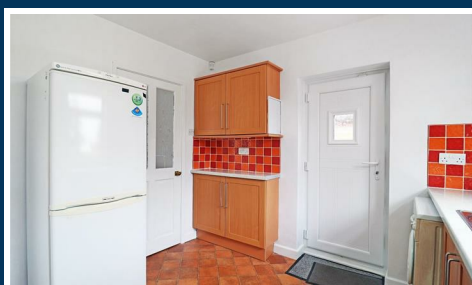
**10'2" x 8'11" (3.10m x 2.72m)**

PVCu double glazed window to the side. Fitted storage and shelving. Radiator. Television aerial point.

### KITCHEN

**10'1" x 9'7" (3.07m x 2.92m)**

Fitted with a range of light wood wall and base units with work surface over incorporating stainless steel sink unit with drainer. Integrated oven/grill plus 4 ring electric hob with extractor hood over. Space for fridge freezer and washing machine. PVCu double glazed window overlooking the rear garden and door provides access to the side. Tiled splashback. Plinth heater. Cupboard housing gas central heating boiler.



## BEDROOM 1

12'4" x 9'8" (3.76m x 2.95m)

PVCu double glazed window to the front with leaded and stained effect top lights. Fitted wardrobes. Radiator.

## BEDROOM 2

11'8" x 9'6" (3.56m x 2.90m)

PVCu double glazed window to the rear. Radiator.

## BATHROOM

7'1" x 6'9" (2.16m x 2.06m)

Fitted with a white suite with chrome fittings comprising panelled bath with shower over, vanity wash basin and WC. Opaque PVCu double glazed window to the side. Extractor fan. Radiator. Airing cupboard.

## OUTSIDE

## GARAGE

15'6" x 8'5" (4.72m x 2.57m)

With up and over door to the front. Door to the side. Light and power.

To the rear the gardens incorporate a patio seating area with delightful lawns beyond with well stocked flowerbeds. The gardens enjoy a high degree of privacy.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

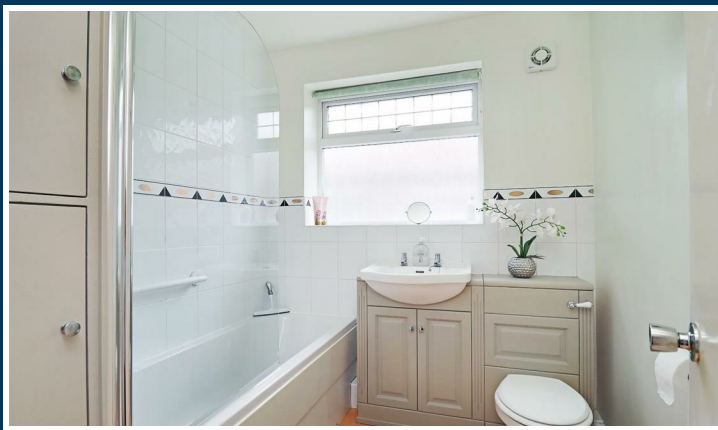
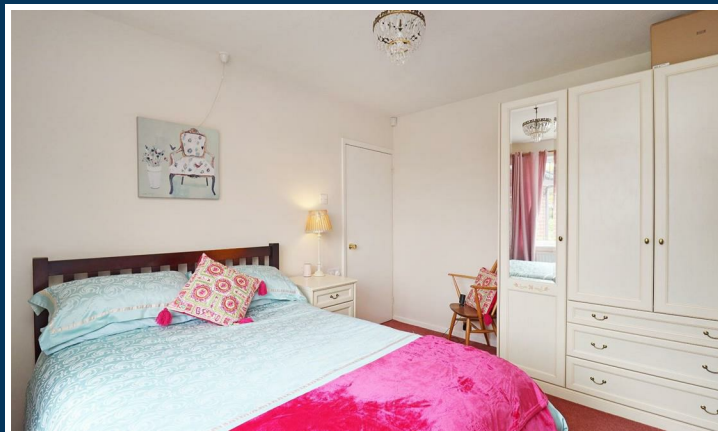
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## TENURE

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

## NOTE

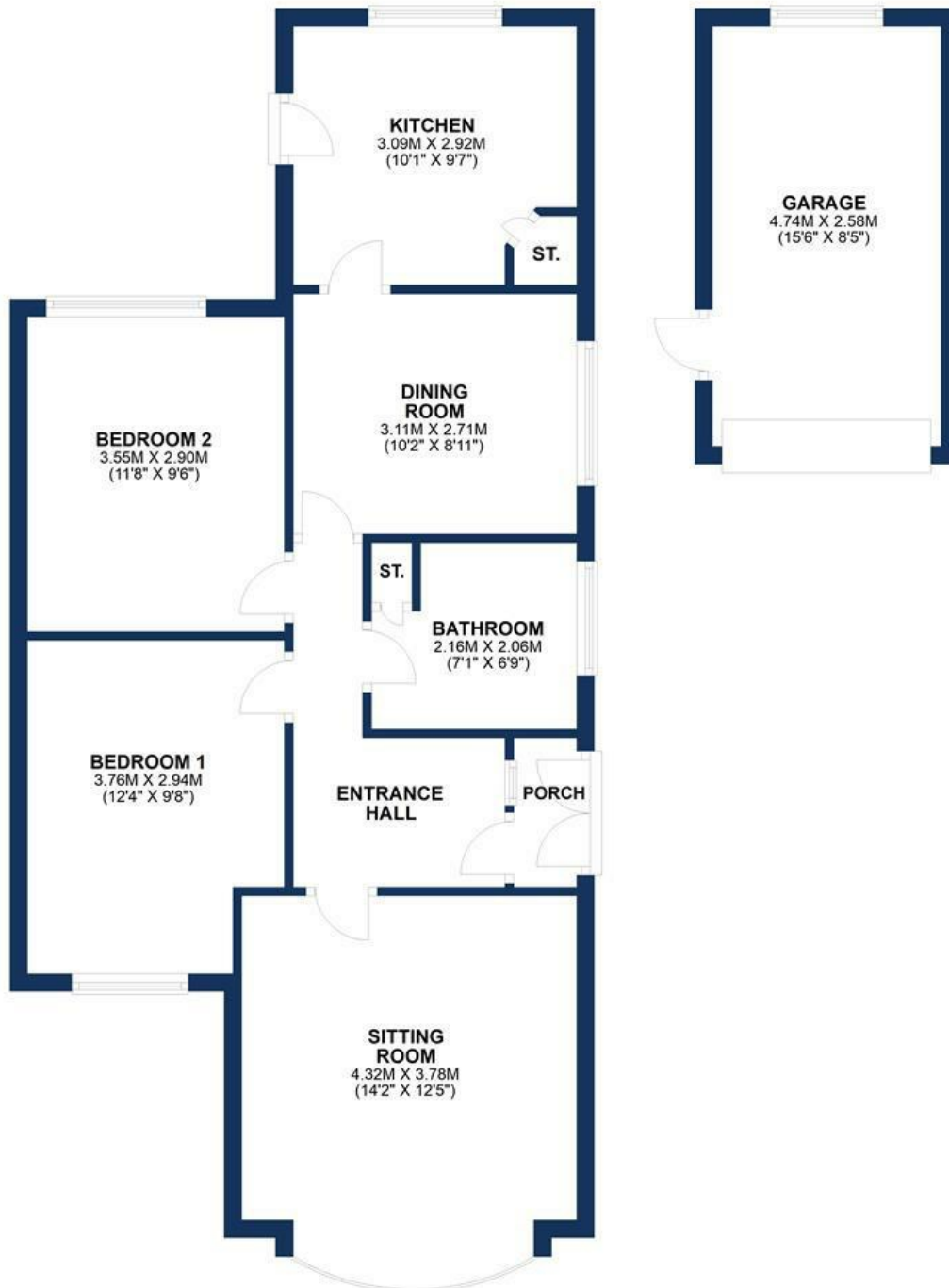
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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## GROUND FLOOR

APPROX. 80.0 SQ. METRES (861.1 SQ. FEET)



TOTAL AREA: APPROX. 80.0 SQ. METRES (861.1 SQ. FEET)

Floorplans For Illustrative Purposes Only



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