

65 LORRAINE ROAD | TIMPERLEY

£535,000

Fully modernised and extended to an excellent standard this is a superbly presented family home in an ideal location lying within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room and to the rear a superb open plan living dining kitchen area with central island and double doors leading onto the composite decked seating area with lawned gardens beyond, separate utility room with access to the driveway and also the WC. To the first floor are three bedrooms plus modern bathroom/WC. Off road parking within the driveway and electric vehicle charger. Gated access to the rear. To the rear is a composite decked seating area with delightful lawned gardens beyond enjoying a high degree of privacy. Viewing is essential to appreciate the standard of accommodation on offer.

POSTCODE: WA15 7NB

DESCRIPTION

A traditional semi detached family home that has undergone a programme of modernisation and extension which is beautifully presented throughout and needs to be seen to be appreciated.

An enclosed porch provides access onto the welcoming wide entrance hall which in turn leads onto the sitting room at the front. The sitting room benefits from a focal point of a recessed fireplace and to the rear is an impressive open plan living dining kitchen. The kitchen is fitted with a comprehensive range of high gloss units and incorporates a central island and with ample space for living and dining suites it really is the heart of the home. From this open plan space there is also access to a separate utility room with WC beyond and double doors also lead onto the private gardens at the rear.

To the first floor there are three bedrooms and bathroom fitted with a modern white suite.

To the front of the property the flagged driveway provides off road parking and there is an adjacent well stocked flowerbed and gated access towards the rear. There is an electric vehicle charger to the side of the property. Immediately to the rear and accessed via the open plan living space is a decked seating area with delightful lawned gardens beyond with well stocked flowerbeds all enjoying a high degree of privacy.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of Timperley village centre and Altrincham town centre. There are also local shops available at the bottom of Shaftesbury Avenue.

Viewing is highly recommended to appreciate the standard of accommodation on offer.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

PVCu double glazed front door.

ENTRANCE HALL

Glass panelled front door. PVCu double glazed window to the side. Spindle balustrade staircase to first floor. Radiator. Laminate flooring. Under stairs storage cupboard.

SITTING ROOM

14'5" x 11'10" (4.39m x 3.61m)

With a focal point of a recessed fireplace with timber mantle. PVCu double glazed bay window to the front. Laminate flooring. Radiator. Television aerial point.

OPEN PLAN LIVING DINING KITCHEN COMPRISING

LIVING ROOM

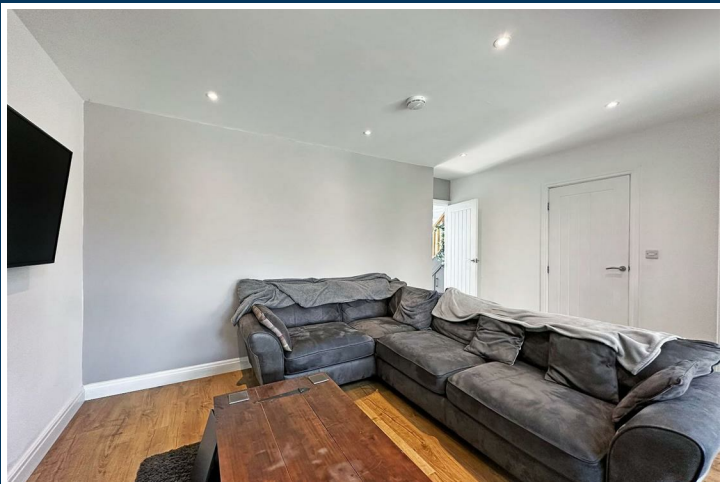
14'8" x 10'3" (4.47m x 3.12m)

With recessed low voltage lighting. Laminate flooring. Radiator. Television aerial point.

DINING KITCHEN

18'7" x 13'3" (5.66m x 4.04m)

Fitted with a comprehensive range of grey high gloss wall and base units with quartz style work surfaces over incorporating sink unit plus central island incorporating breakfast bar. Integrated Bosch oven/grill and microwave. Four ring induction hob with extractor hood over. Integrated dishwasher. Space for fridge freezer. Space for dining suite. Laminate flooring. Two velux windows to the rear plus bi-folds providing access onto the rear composite decked seating area with lawns beyond. Radiator.



UTILITY

7'7" x 5'0" (2.31m x 1.52m)

With glass panelled door to the side. Work surface with plumbing for washing machine and space for dryer beneath. Wall mounted Worcester combination gas central heating boiler. Laminate flooring. Extractor fan. Opening to:

WC

With WC and wash hand basin. Opaque PVCu double glazed window to the side.

FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side. Loft access hatch.

BEDROOM 1

14'6" x 11'10" (4.42m x 3.61m)

PVCu double glazed bay window to the front. Radiator. Fitted wardrobes.

BEDROOM 2

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

PVCu double glazed window to the rear. Radiator.

BEDROOM 3

7'11" x 7'7" (2.41m x 2.31m)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'9" x 7'7" (2.67m x 2.31m)

Fitted with a modern white suite with chrome fittings comprising bath plus separate tiled shower enclosure, vanity wash basin and WC. Tiled walls and floor. Chrome heated towel rail. Opaque PVCu double glazed windows to the side and rear. Extractor fan. Recessed low voltage lighting.

OUTSIDE

To the front of the property the flagged drive provides off road parking and benefits from adjacent well stocked flowerbeds and there is gated access to the rear. To the side of the property is an electric vehicle charger. Immediately to the rear and accessed via the open plan space is a composite decked seating area with delightful lawns beyond with well stocked flowerbeds all enjoying a high degree of privacy.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

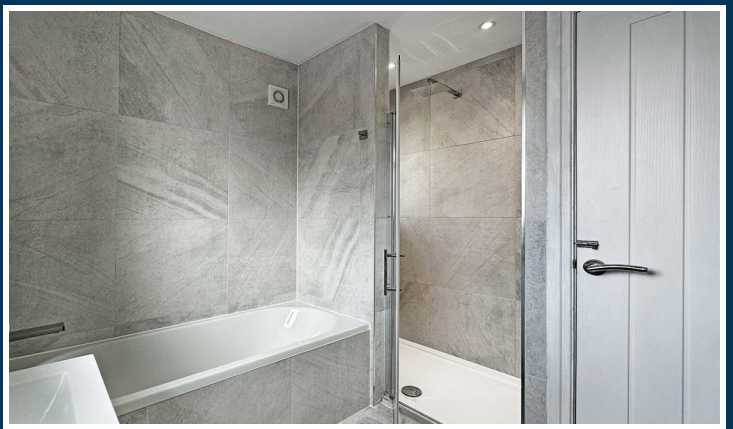
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TENURE

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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