



26 LORRAINE ROAD | TIMPERLEY

OFFERS OVER £550,000

A immaculate semi detached family home in a sought after location where viewing is essential to appreciate the standard of accommodation on offer and also the extensive south facing gardens to the rear. The accommodation briefly comprises enclosed porch, entrance hall, front sitting room, full width open plan dining kitchen to the rear with adjacent utility room and WC, four bedrooms, one with en-suite shower room/WC and the accommodation is completed by the family bathroom/WC. Off road parking within the driveway to the front whilst to the rear is a patio seating area with extensive lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. There is also a detached summer house with light and power. Viewing is highly recommended.

POSTCODE: WA15 7NA

DESCRIPTION

This semi detached family home is beautifully presented throughout, in an ideal location and with extensive south facing rear gardens.

The accommodation is approached via an enclosed porch leading onto a welcoming entrance hall which provides access to a sitting room to the front with a focal point of a period style fireplace whilst to the rear is an impressive full width dining kitchen with breakfast bar and double doors leading onto the rear garden. Off the kitchen is an adjacent utility room with access to the front and rear and also access to the cloakroom/WC.

To the first floor the master bedroom benefits from fitted furniture and there is a second guest bedroom with en-suite shower room/WC. There are two further bedrooms and the accommodation is completed by the family bathroom/WC.

Externally there is off road parking within the driveway with adjacent well stocked flowerbeds. To the rear of the property and accessed via the dining kitchen is a paved patio seating area with extensive gardens laid mainly to lawn beyond all benefitting from a southerly aspect to enjoy the sun all day. There is also the added advantage of a detached summer house with light and power.

The location is ideal being within easy reach of Timperley village centre and Altrincham town centre and the property lies within the catchment area of highly regarded primary and secondary schools with Cloverlea Primary School within walking distance. There are also local shops available on Shaftesbury Avenue. Viewing is essential to appreciate the standard of accommodation on offer and also the gardens at the rear.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

Glass panelled hardwood front door. Radiator. Natural wood flooring. Stairs to first floor. Understairs storage cupboard.

SITTING ROOM

14'7" x 11'1" (4.45m x 3.38m)

With PVCu double glazed bay window to the front with a focal point of a period style fireplace with electric fire. Ceiling cornice. Radiator. Television aerial point. Telephone point.

DINING KITCHEN

19'4" x 14'1" (5.89m x 4.29m)

Running the full width of the property and fitted with a comprehensive range of pale grey wall and base units with contrasting granite work surfaces over incorporating 1 1/2 bowl sink unit with drainer and also a breakfast bar. Integrated oven/grill plus 4 ring gas hob with stainless steel extractor hood. Integrated dishwasher. Ample space for living and dining suites. Recessed low voltage lighting. Tiled floor to the kitchen area and natural wood flooring to the living and dining area. Radiator. PVCu double glazed double doors lead onto the south facing gardens at the rear.

UTILITY

15' x 6'7" (4.57m x 2.01m)

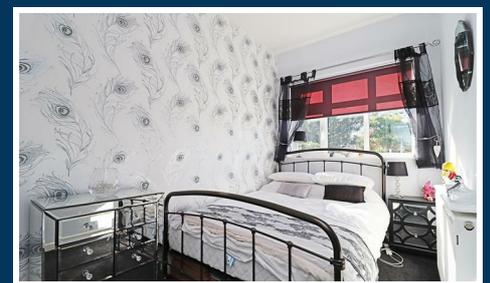
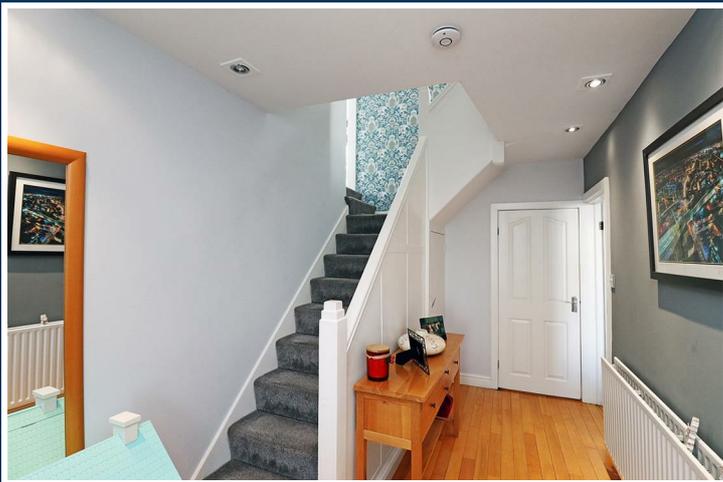
With wall and base units with work surfaces over incorporating stainless steel sink unit with drainer. Plumbing for washing machine. Space for dryer and fridge freezer. Radiator. Wall mounted combination gas central heating boiler. Glass panelled doors to the front and rear. Vinyl flooring.

WC

With WC and vanity wash basins. PVCu double glazed window to the front. Vinyl flooring. Radiator.

FIRST FLOOR

LANDING



BEDROOM 1

12'2" x 11'1" (3.71m x 3.38m)

With fitted wardrobes and overhead cupboard with matching drawers and bedside cabinets. Radiator. PVCu double glazed bay window to the front.

BEDROOM 2

11'6" x 9'11" (3.51m x 3.02m)

With Fitted wardrobes. PVCu double glazed window to the rear. Radiator.

BEDROOM 3

11'1" x 6'7" (3.38m x 2.01m)

PVCu double glazed window to the rear. Radiator.

EN-SUITE

6'7" x 5'1" (2.01m x 1.55m)

With a suite comprising tiled shower enclosure, WC and vanity wash basin. Opaque PVCu double glazed window to the front. Half tiled walls. Chrome heated towel rail. Recessed low voltage lighting.

BEDROOM 4

8'8" x 8'0" (2.64m x 2.44m)

PVCu double glazed window to the rear. Radiator. Loft access hatch.

BATHROOM

7'6" x 6'5" (2.29m x 1.96m)

Fitted with a modern white suite with chrome fittings comprising panelled bath with mains shower over, WC and vanity wash basin. Chrome heated towel rail. Opaque PVCu double glazed window to the front. Recessed low voltage lighting. Half tiled walls.

OUTSIDE

To the front of the property the block paved drive provides off road parking and benefits from adjacent well stocked flowerbeds.

To the rear there is a large patio seating area accessed via the dining kitchen with extensive lawned gardens beyond with well stocked borders and mature hedge and fence boundaries. The rear gardens benefit from a southerly aspect to enjoy the sun all day.

There is also the added benefit of a detached summer house with glass panelled door to the front. PVCu double glazed door to the rear. Windows to the side. Laminate flooring. Light and power. Electric heater.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

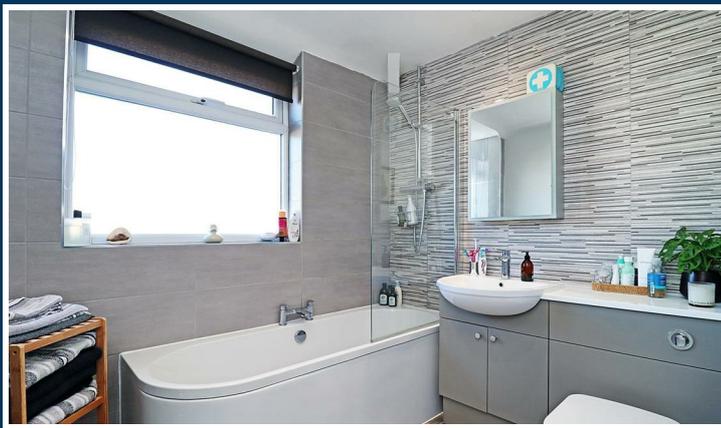
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TENURE

We are informed the property is held on a Freehold basis. This should be verified by your Solicitor.

NOTE

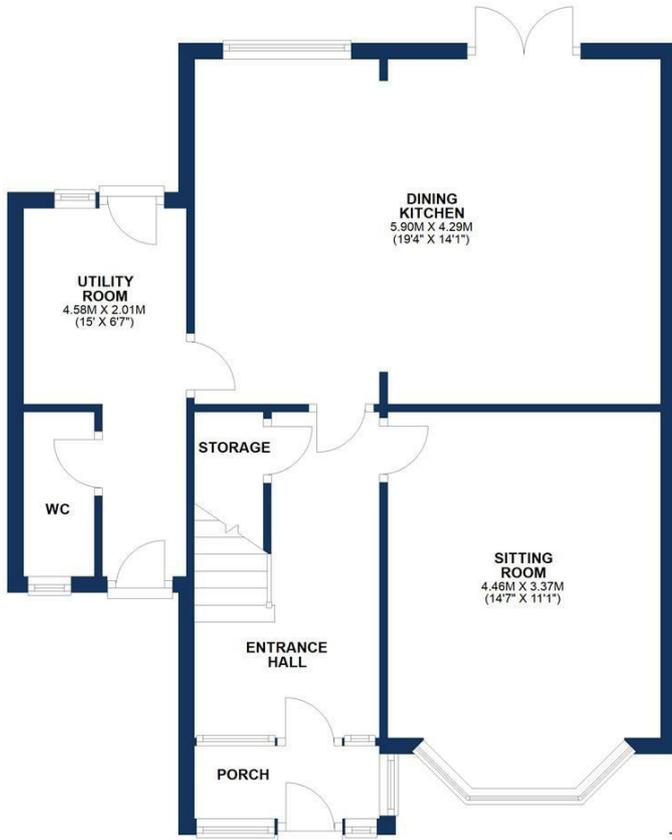
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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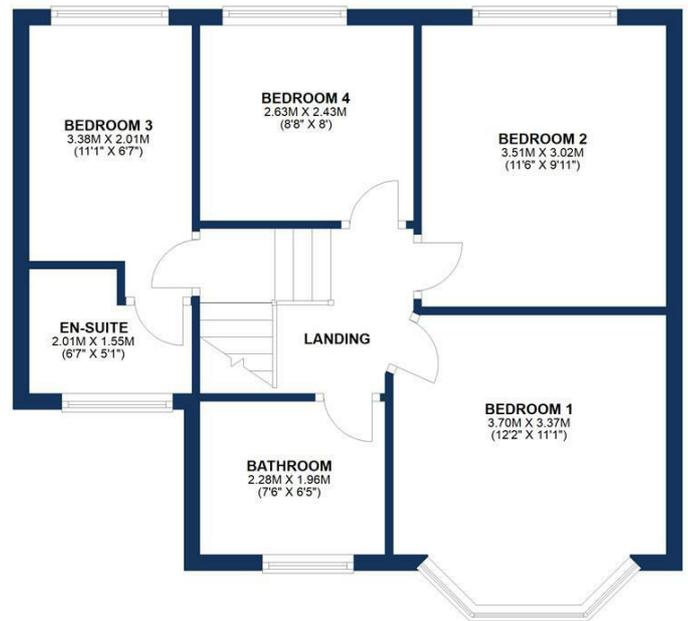
GROUND FLOOR

APPROX. 60.9 SQ. METRES (655.8 SQ. FEET)



FIRST FLOOR

APPROX. 47.9 SQ. METRES (516.1 SQ. FEET)



TOTAL AREA: APPROX. 108.9 SQ. METRES (1171.9 SQ. FEET)

Floorplans For Illustrative Purposes Only



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