

17 LORRAINE ROAD | TIMPERLEY

OFFERS OVER £450,000

NO ONWARD CHAIN A superbly proportioned family home in a convenient and sought after location close to local shops and within the catchment area of highly regarded primary and secondary schools. The accommodation briefly comprises enclosed porch, entrance hall, sitting room, full width dining room, fitted kitchen with access to an adjacent covered utility area with storage and WC beyond and access to the front car port, 4 well proportioned bedrooms and bathroom/WC. Off road parking within the driveway whilst to the rear is a patio seating area with attractive lawned gardens beyond. Viewing is highly recommended.

POSTCODE: WA15 7NA

DESCRIPTION

A well presented and maintained traditional semi detached family home that has been extended to provide additional living space to the first floor.

The accommodation is approached via an enclosed porch leading onto a welcoming entrance hall which provides access onto the front sitting room whilst towards the rear is a separate full width dining room and adjacent fitted kitchen off. From the kitchen there is access to a covered utility area which provides access to the car port at the front whilst towards the rear is gated access to the gardens but also access to a large store room and a separate WC. To the first floor there are four excellent bedrooms serviced by the family bathroom/WC.

Externally to the front of the property the driveway provides off road parking and access to the car port.

To the rear is a patio seating area with delightful lawned gardens beyond.

The location is ideal being within the catchment area of highly regarded primary and secondary schools and within easy reach of local shops on Shaftesbury Avenue. Timperley village centre is close by with Altrincham town centre a little further distant.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Double glass panelled doors. Tiled floor.

ENTRANCE HALL

PVCu double glazed front door. Radiator. Stairs to first floor. Cloaks cupboard with opaque PVCu double glazed windows to the front and side and also housing the combination gas central heating boiler.

SITTING ROOM

16'3" x 11'5" (4.95m x 3.48m)

With a focal point of a stone effect fireplace and hearth. PVCu double glazed bay window to the front. Radiator. Television aerial point. Ceiling cornice.

LIVING/DINING ROOM

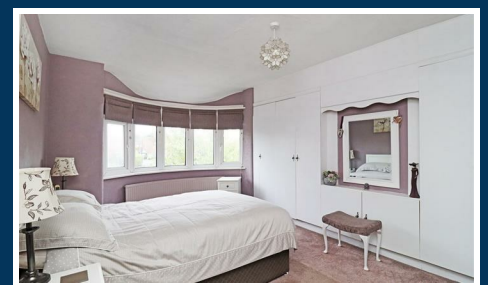
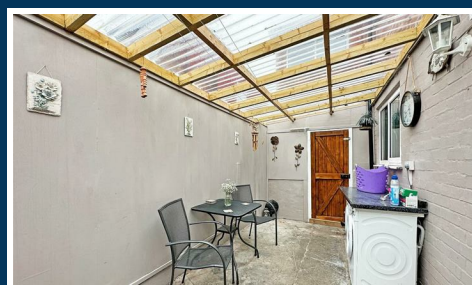
19'5" x 10'9" (5.92m x 3.28m)

Running the full width of the property and with a focal point of a stone effect fireplace and hearth. Sliding door provides access to the rear patio with lawns beyond. Two PVCu double glazed windows to the side plus further opaque PVCu double glazed window to the side. Radiator.

KITCHEN

12'1" x 7'9" (3.68m x 2.36m)

Fitted with a comprehensive range of white high gloss units with work surface over incorporating 1 1/2 bowl stainless steel sink unit with drainer. Space for cooker and fridge. PVCu double glazed windows to the side and rear. Door to:



COVERED UTILITY AREA

16'92" x 8'6" (4.88m x 2.59m)

With work surface with plumbing for washing machine and space for drier beneath. Door providing access to the car port at the front. Access to separate WC and store room with light and power. Gated access to the rear garden.

FIRST FLOOR

LANDING

BEDROOM 1

15'3" x 11'8" (4.65m x 3.56m)

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

BEDROOM 2

19'7" x 7'1" (5.97m x 2.16m)

PVCu double glazed window to the rear. Fitted wardrobe and dressing table. Radiator. Ceiling cornice.

BEDROOM 3

11'2" x 10'2" (3.40m x 3.10m)

PVCu double glazed windows to the front and rear. Two radiators.

BEDROOM 4

8'7" x 7'5" (2.62m x 2.26m)

PVCu double glazed window to the front. Radiator.

BATHROOM

8'11" x 7'11" (2.72m x 2.41m)

Fitted with a suite comprising panelled bath with mixer shower, wash hand basin and WC. Part tiled walls. Opaque PVCu double glazed window to the rear. Fitted storage cupboard.

OUTSIDE

To the front of the property the drive provides off road parking and access to the car port to the front. Towards the rear accessed via the dining room and covered utility area there is a patio seating area with delightful lawns beyond.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

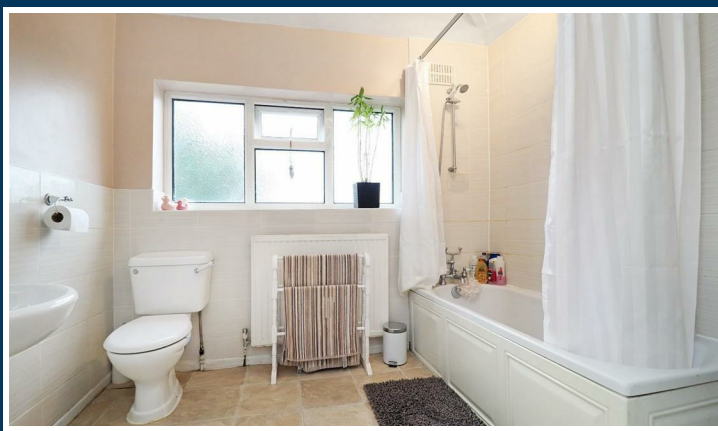
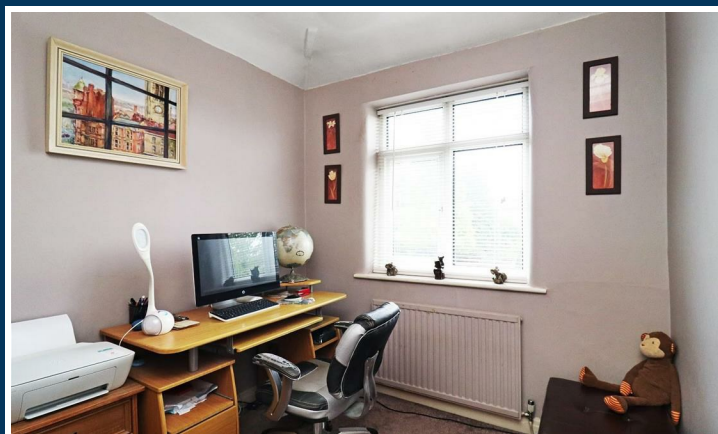
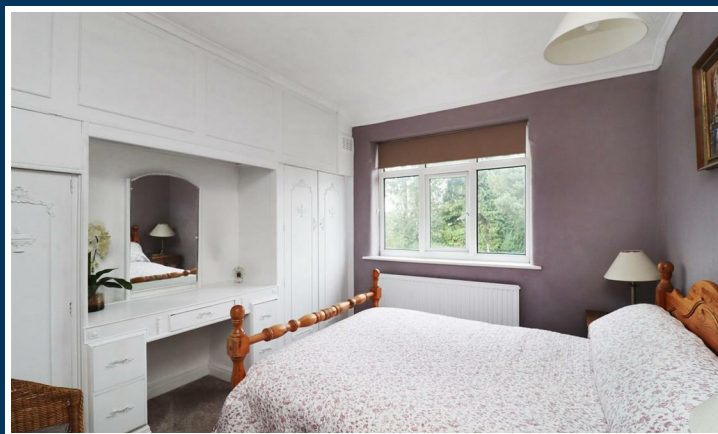
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TENURE

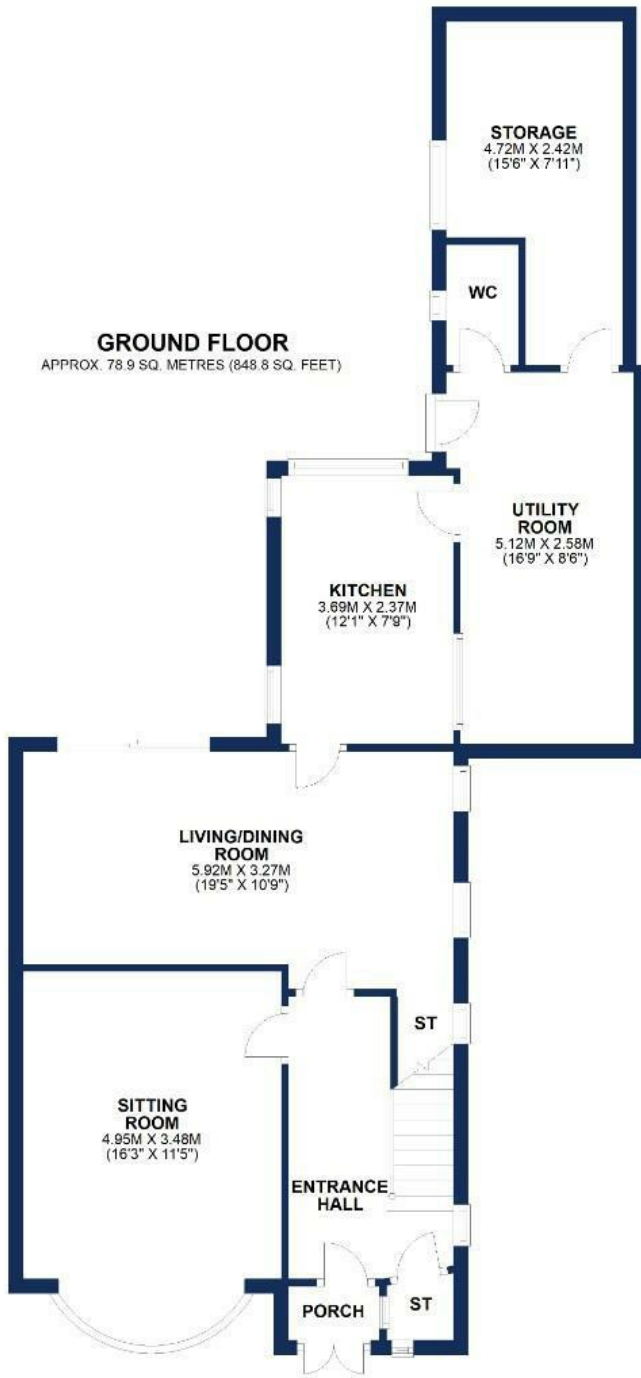
We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

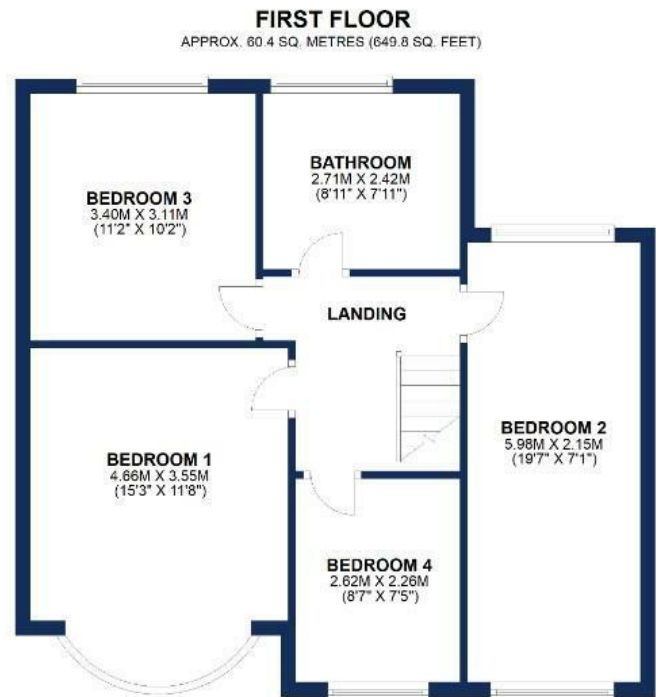
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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TOTAL AREA: APPROX. 139.2 SQ. METRES (1498.6 SQ. FEET)
Floorplans For Illustrative Purposes Only



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