



39 LORRAINE ROAD | TIMPERLEY

£490,000

This extended 3 bed (PLUS ACCESSIBLE LOFT ROOM) semi detached family home is ideally located within walking distance of highly regarded primary and secondary schools and with local shops of Shaftesbury Avenue. The accommodation is approached via a large welcoming entrance hall which provides access to the front living room and also the separate dining room with a focal point of a multi fuel stove. Adjacent to the dining room is a fitted kitchen and also a sitting room with door onto the rear garden. To the first floor there are three bedrooms serviced by the bathroom/WC and there is access to a useful loft room. Externally there is ample off road parking within the driveway which provides access to the garage over 23' in length and with a covered seating area at the rear. The gardens incorporate a patio seating area with lawns beyond enjoying a high degree of privacy. Viewing is highly recommended.

POSTCODE: WA15 7NA

DESCRIPTION

A superbly proportioned traditional semi detached family home that has been extended to provide well balanced living accommodation in an ideal location.

The welcoming entrance hall provides access onto a front living room and there is also a separate dining room with a focal point of a multi fuel stove set upon a tiled hearth. Adjacent to the dining room is a separate fitted kitchen with space for all appliances and the ground floor accommodation is completed by a further sitting room towards the rear. The sitting room is well proportioned and has access onto the rear garden.

To the first floor there are three bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings and there is also access to a useable loft room currently occupied as a 4th bedroom.

Externally there is off road parking within the gravel driveway to the front which also provides access to the attached garage. Immediately towards the rear and accessed via the sitting room is a patio seating area with delightful lawned gardens beyond. There is access to a covered seating area which also has a door to the garage. There is fitted storage plus brick built barbecue and pizza oven area. The rear gardens also enjoy a high degree of privacy.

An excellent family home and ideally located with local shops on Shaftesbury Avenue and within the catchment area and walking distance of highly regarded primary and secondary schools and the excellent communication links.

Viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Glass panelled front door. Natural wood flooring. Radiator. Stairs to first floor. Opaque PVCu double glazed window to the side. Telephone point. Understairs storage area.

LIVING ROOM

15'10" x 12'0" (4.83m x 3.66m)

With PVCu double glazed bay window to the front. Natural wood flooring. Ceiling cornice. Radiator.

DINING ROOM

11'6" x 10'2" (3.51m x 3.10m)

With a focal point of a cast iron multi fuel burner set upon a raised tiled hearth. Natural wood flooring. Window to the front. Radiator. Opening to:

KITCHEN

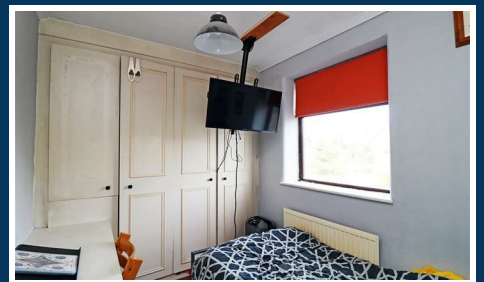
12'0" x 8'6" (3.66m x 2.59m)

Fitted with a comprehensive range of wall and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink unit with drainer. Space for all appliances. Natural wood flooring. Tiled splashback. Double glazed window overlooking the rear garden. Wall mounted combination gas central heating boiler. Extractor hood.

SITTING ROOM

12'7" x 12'3" (3.84m x 3.73m)

With PVCu double glazed window to the rear. Stable style door provides access to the garden. Natural wood flooring. Radiator.



FIRST FLOOR

LANDING

PVCu double glazed window to the front.

BEDROOM 1

12'0" x 11'11" (3.66m x 3.63m)

PVCu double glazed window to the rear. Radiator. Laminate flooring. Ceiling cornice.

BEDROOM 2

12'0" x 10'7" (3.66m x 3.23m)

With double glazed window to the front. Radiator. Laminate flooring.

BEDROOM 3

10'2" x 6'10" (3.10m x 2.08m)

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

BATHROOM

8'11" x 7'5" (2.72m x 2.26m)

Fitted with a white suite with chrome fittings comprising panelled bath with shower over, WC and vanity wash basin. Tiled walls and floor. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Radiator.

LOFT ROOM

16'3" x 11'9" (4.95m x 3.58m)

With Velux window to the rear. Radiator.

OUTSIDE

To the front of the property the gravelled and block paved driveway provides off road parking and access to the garage. To the rear and accessed via the sitting room is a patio seating area with adjacent fitted storage units plus brick built barbecue/pizza oven area. There is also access to a covered seating area measuring 12'7" x 7'3". The gardens are laid mainly to lawn and enjoy a high degree of privacy.

GARAGE

23'0" x 7'3" (7.01m x 2.21m)

With light and power and double doors to the front.

SERVICES

All main services are connected.

POSSESSION

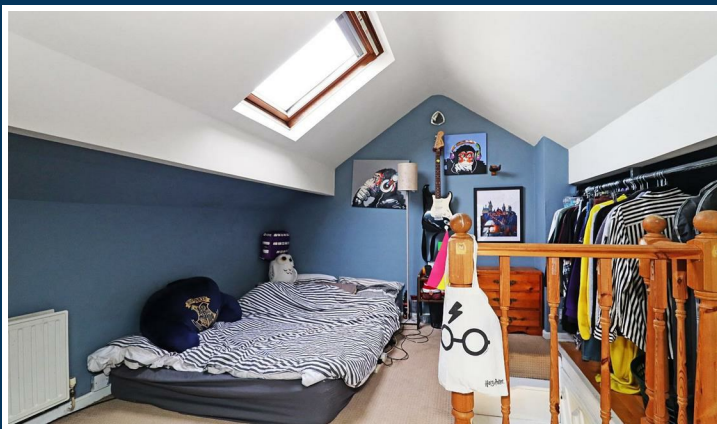
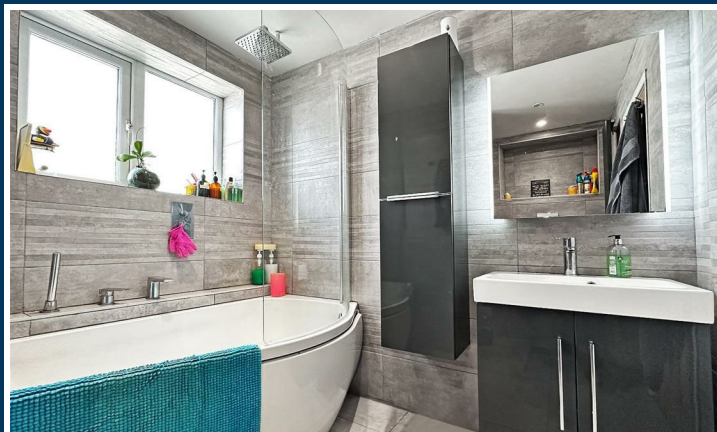
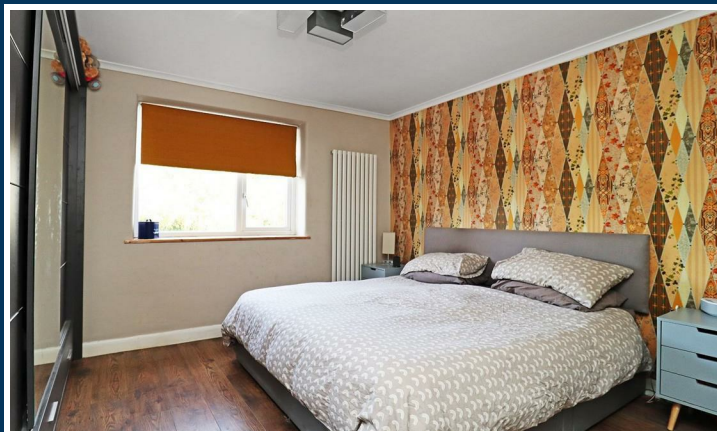
Vacant possession upon completion.

COUNCIL TAX

Band "D"

TENURE

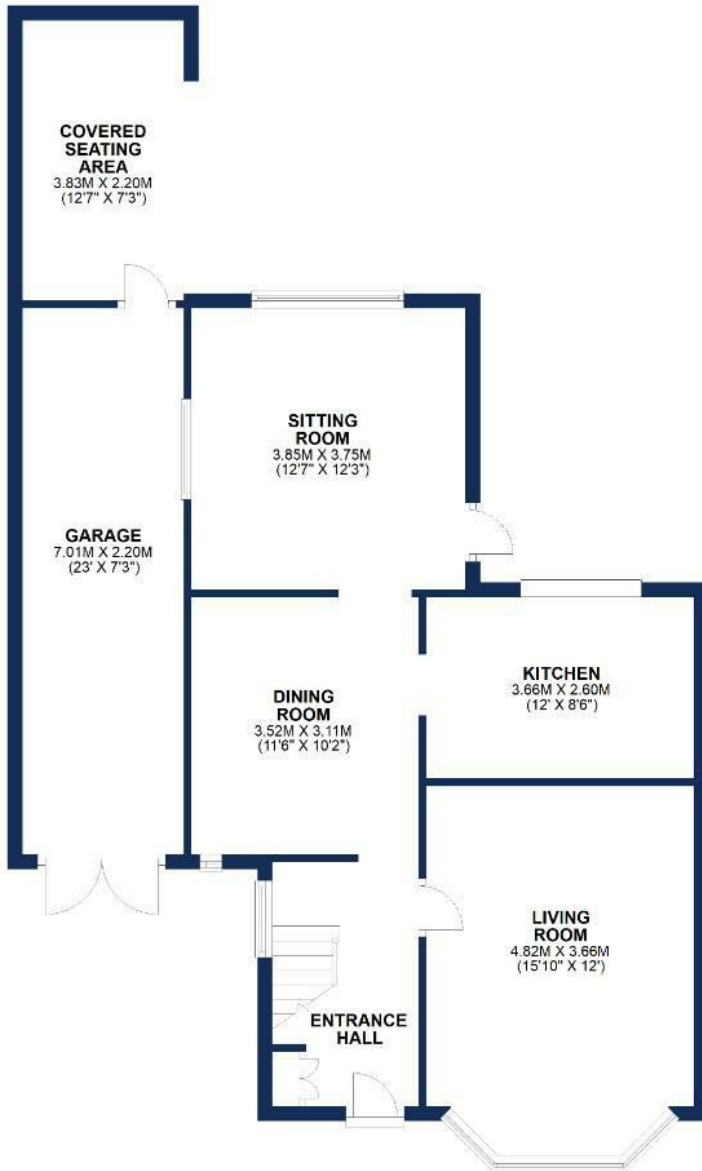
We are informed the property is Freehold. This should be verified by your Solicitor.



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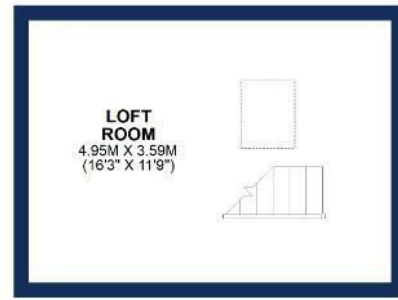
GROUND FLOOR

APPROX. 85.2 SQ. METRES (916.5 SQ. FEET)



SECOND FLOOR

APPROX. 17.8 SQ. METRES (191.3 SQ. FEET)



FIRST FLOOR

APPROX. 43.9 SQ. METRES (473.0 SQ. FEET)



TOTAL AREA: APPROX. 146.9 SQ. METRES (1580.8 SQ. FEET)

Floorplans For Illustrative Purposes Only



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