



16 LORRAINE ROAD | TIMPERLEY

£450,000

A traditional semi detached family home in an ideal location within walking distance of local shops and within easy reach of Timperley village centre and Altrincham town centre. The accommodation briefly comprises enclosed porch, entrance hall, open plan sitting/dining room with doors onto the rear gardens, fitted kitchen, 3 double bedrooms serviced by the bathroom/WC. Off road parking within the driveway which continues to the side and leads to the detached garage. The gardens to the rear are laid mainly to lawn and benefit from a southerly aspect to enjoy the sun all day. The property offers any prospective purchaser the opportunity to remodel and extend subject to any relevant permissions being obtained. Viewing is highly recommended to appreciate the potential on offer.

POSTCODE: WA15 7NA

DESCRIPTION

A traditional semi detached family home that occupies an enviable location within walking distance of local shops on Shaftesbury Avenue and within the catchment area of highly regarded primary and secondary schools and the excellent communication links. Timperley village centre and Altrincham town centres are also close by. Within close proximity there is also Timperley Sports Club and Altrincham Municipal Golf Course.

Built to a traditional design an enclosed porch leads onto a welcoming entrance hall which provides access onto a full depth open plan sitting/dining room. The living area has a focal point of a cast iron fireplace whilst to the rear the dining area has sliding doors leading onto the superb south facing rear gardens. The ground floor accommodation is completed by the kitchen fitted with a comprehensive range of white units and with space for all appliances and access to the driveway.

To the first floor there are three excellent double bedrooms serviced by the family bathroom/WC fitted with a white suite with chrome fittings.

Externally there is off road parking within the driveway which extends to the side leading to the detached garage at the rear. The rear gardens incorporate a patio seating area with extensive lawns beyond with well stocked flowerbeds and with a high degree of privacy and benefitting from a southerly aspect to enjoy the sun all day.

The property also offers any prospective purchaser the opportunity to extend subject to the relevant permissions being obtained.

A superb opportunity and viewing is highly recommended.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Double glass panelled door. Tiled floor.

ENTRANCE HALL

With leaded and stained glass panelled front door. Laminate flooring. Spindle balustrade staircase to first floor. Radiator. Under stairs storage cupboard housing the Worcester Bosch combination gas central heating boiler.

OPEN PLAN SITTING/DINING ROOM COMPRISING

LIVING AREA

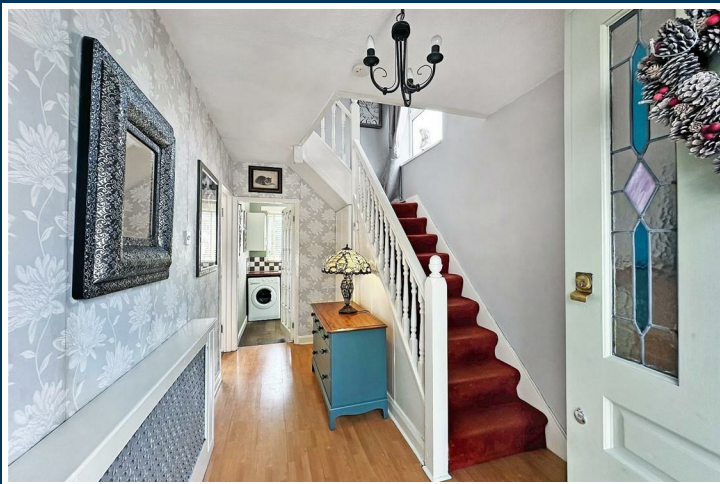
PVCu double glazed bay window to the front. Focal point of a cast iron fireplace and tiled hearth. Television aerial point. Recessed low voltage lighting. Ceiling cornice. Radiator.

DINING AREA

With sliding doors to the south facing rear garden. Recessed low voltage lighting. Ceiling cornice. Laminate flooring. Telephone point. Radiator.

KITCHEN

Fitted with a range of white wall and base units with work surfaces over incorporating an enamel sink unit and drainer. Space for all appliances. PVCu double glazed window overlooking the rear garden. Glass panelled door to the side. Laminate flooring. Tiled splashback.



FIRST FLOOR

LANDING

Opaque PVCu double glazed window to the side.

BEDROOM 1

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

BEDROOM 2

PVCu double glazed window overlooking the south facing rear garden. Radiator. Fitted wardrobes.

BEDROOM 3

PVCu double glazed window overlooking the south facing rear garden. Radiator.

BATHROOM

Fitted with a white suite with chrome fittings comprising panelled bath with mains shower over, wash hand basin and WC. Opaque PVCu double glazed window to the front. Tiled splashback. Radiator. Airing cupboard.

OUTSIDE

To the front of the property the drive provides off road parking and continues to the side leading to the detached garage.

GARAGE

9'10" x 16'4" (3 x 5)

With double doors to the front.

Towards the rear of the property and accessed via the dining area the gardens incorporate a patio seating area with extensive lawns beyond with well stocked flowerbeds and fence borders. The rear gardens have a high degree of privacy and benefit from a southerly aspect to enjoy the sun all day.

SERVICES

All main services are connected.

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

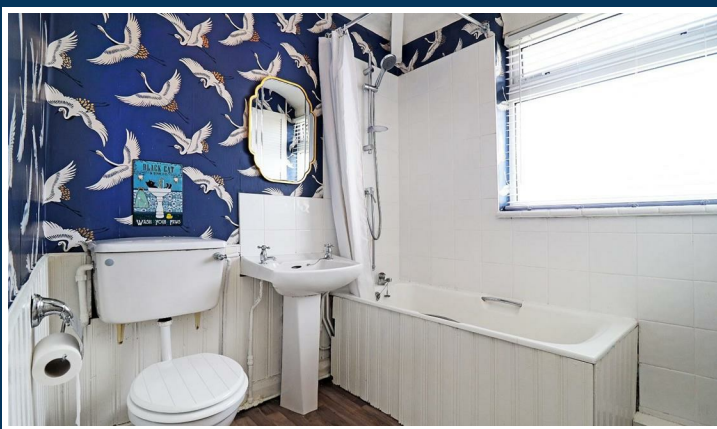
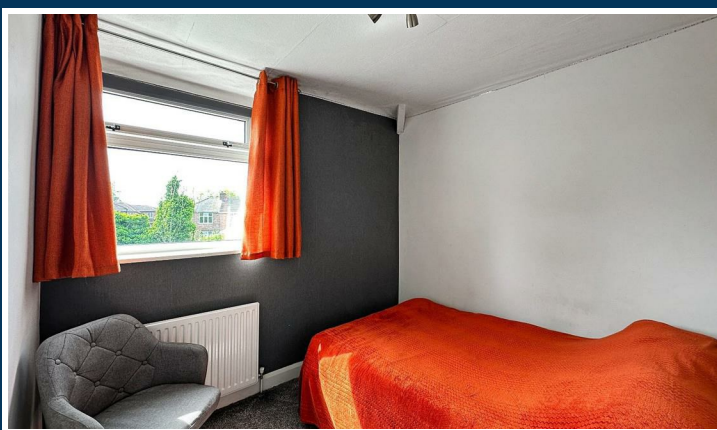
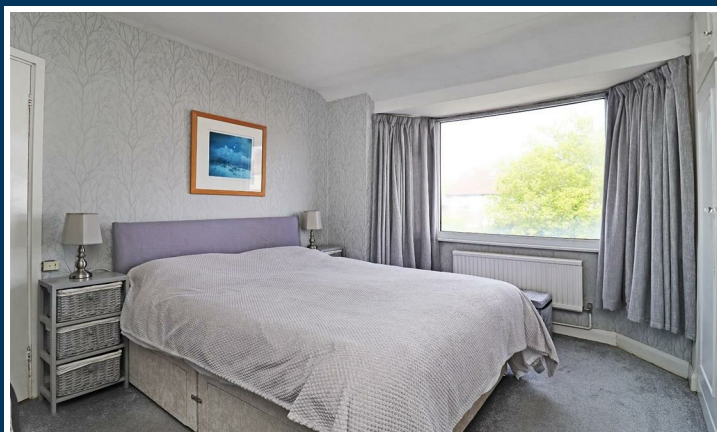
Band "C"

TENURE

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

NOTE

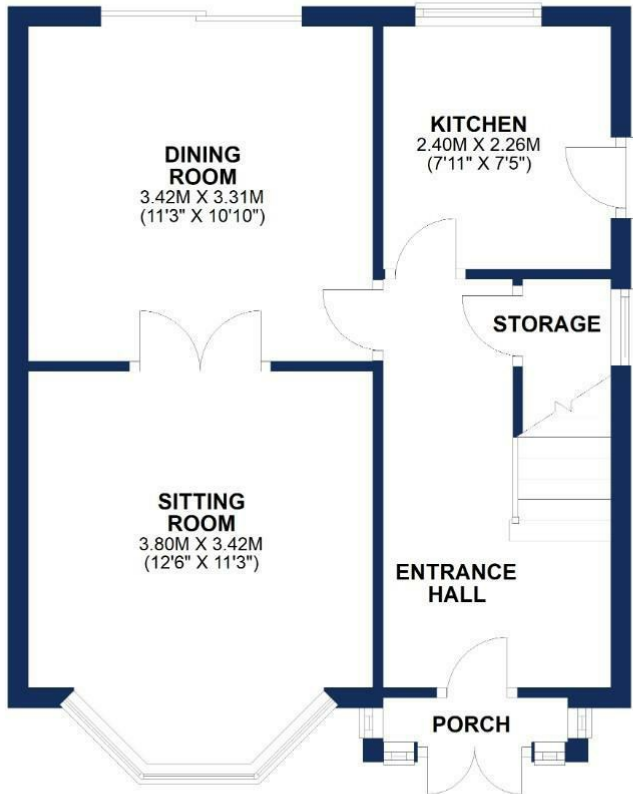
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.

GROUND FLOOR

APPROX. 39.2 SQ. METRES (421.8 SQ. FEET)



FIRST FLOOR

APPROX. 38.2 SQ. METRES (411.2 SQ. FEET)



TOTAL AREA: APPROX. 77.4 SQ. METRES (833.0 SQ. FEET)

Floorplans For Illustrative Purposes Only



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