

**60 LORRAINE ROAD, TIMPERLEY**



Offers in the region of £500,000



**An Immaculate Semi-Detached Family Home In A Sought After Location**

An extended semi-detached family home in a sought after location where viewing is essential to appreciate the standard of presentation and proportions on offer. The accommodation briefly comprises entrance hall, utility/cloakroom, front sitting room with attractive open period fireplace with marble surround, impressive open plan living dining kitchen with doors leading onto the rear gardens, WC, four excellent bedrooms and bathroom/WC. Externally there is off road parking within the flagged driveway and gated access leads to the side. To the rear gardens incorporate a patio seating area with delightful lawned gardens beyond.

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**TIMPERLEY**

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## DIRECTIONS

**POSTCODE: WA15 7NB**

Travelling from our Timperley office proceed towards the village and at the traffic lights continue straight through into the continuation of Stockport Road. At the next set of traffic lights bear left into Shaftesbury Avenue and immediately right into Seymour Grove. Follow the road round to the left where it becomes Lorraine Road and the property can be found further along on the right hand side.

## DESCRIPTION

This semi-detached family home has been fully modernised and extended in recent years to create beautifully presented accommodation in an ideal location which must be seen to be appreciated.

The double fronted accommodation is approached via a welcoming entrance hall which provides access to all ground floor rooms with sitting room to the front with a focal point of an attractive period fireplace with tiled hearth and marble surround to one side whilst to the other there is a separate utility room/cloakroom with door providing access onto the side driveway. To the rear of the property there is an impressive open plan living dining kitchen complete with a central island, a range of integrated appliances and with two sets of bi-fold doors leading onto the south facing rear gardens. The ground floor accommodation is completed by the WC.

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

Externally there is off road parking within the driveway and gated access leads to the side. To the rear of the property and accessed via the open plan living dining kitchen there is a paved patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day.

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 and with Cloverlea Priamry School within walking distance. There are also local shops available on Shaftesbury Avenue.

Viewing is essential to appreciate the standard of accommodation on offer.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Glass panelled hard wood front door. Tiled floor. Spindle balustrade staircase.

#### SITTING ROOM

**14'3" x 11'9" (4.34m x 3.58m)**

With a focal point of an open period fireplace with tiled hearth and marble surround. Natural wood flooring. PVCu double glazed bay window to the front. Television aerial point. Radiator.

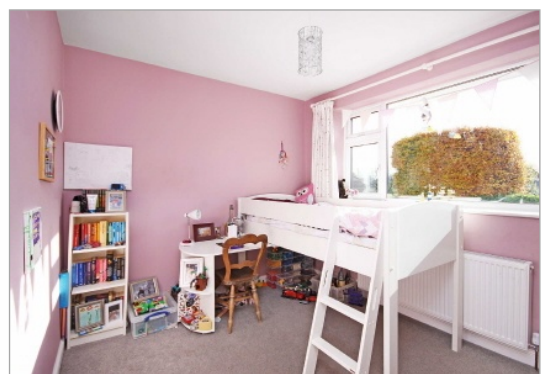
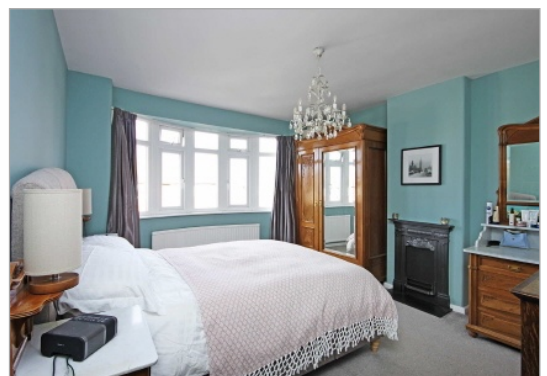
#### OPEN PLAN LIVING DINING KITCHEN

**24'3" x 17'4" (7.39m x 5.28m)**

With underfloor heating throughout and Comprising:

#### KITCHEN AREA

Fitted with a comprehensive range of grey wall and base units with natural wood work surfaces over incorporating a 1½ bowl Belfast style enamel sink unit. Integrated oven/grill plus four ring hob with extractor hood over. Space for American style fridge freezer. Integrated dishwasher. Integrated microwave and wine fridge. Central island with breakfast bar. Bi-fold doors lead to the south facing rear gardens. Tiled floor. Recessed low voltage lighting. PVCu double glazed window to the side.



## LIVING AND DINING AREA

With ample space for living and dining suites. Tiled floor. Two velux windows to the rear. Recessed low voltage lighting. Bi-fold doors lead to the rear gardens.

## UTILITY/CLOAKROOM

**7'8" x 6'4" (2.34m x 1.93m)**

With PVCu double glazed door to the side. PVCu double glazed window to the front. Plumbing for washing machine. Tiled floor. Access to large storage cupboard. Wall mounted Vaillant combination gas central heating boiler. Extractor fan. Underfloor heating.

## WC

With low level WC and wash hand basin. Extractor fan. Marble splash back. Underfloor heating.

## FIRST FLOOR

### LANDING

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

### BEDROOM ONE

**14'9" x 11'9" (4.50m x 3.58m)**

With a focal point of a period fireplace. PVCu double glazed bay window to the front. Radiator.

### BEDROOM TWO

**10'11" x 9' (3.33m x 2.74m)**

PVCu double glazed window to the rear. Radiator.

### BEDROOM THREE

**12'9" x 10'9" (3.89m x 3.28m)**

PVCu double glazed window to the rear. Radiator.

### BEDROOM FOUR

**11'10" x 7'10" (3.61m x 2.39m)**

Two PVCu double glazed windows to the front. Radiator.

## BATHROOM

**9'7" x 6'11" (2.92m x 2.11m)**

Fitted with a contemporary white suite with chrome fittings comprising period style roll top claw foot bath, shower enclosure, WC and wash hand basin. Opaque PVCu double glazed window to the side. Recessed low voltage lighting. Period style radiator with heated towel rail. Underfloor heating.

## OUTSIDE

Externally there is off road parking within the driveway to the front which has adjacent well stocked flower beds. Mature hedged and fenced borders. Gated access to the rear.

Accessed via the open plan living dining kitchen there is a patio seating area with delightful lawned gardens beyond all benefitting from a southerly aspect to enjoy the sun all day. External power and water feed.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession on completion.

## COUNCIL TAX

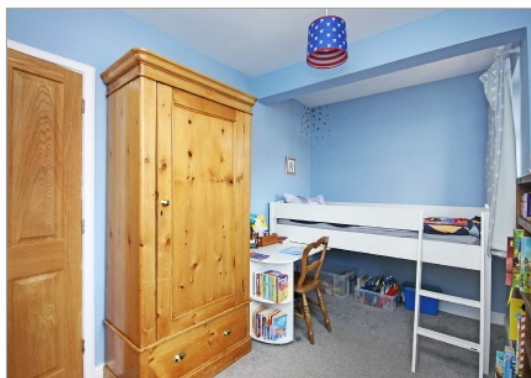
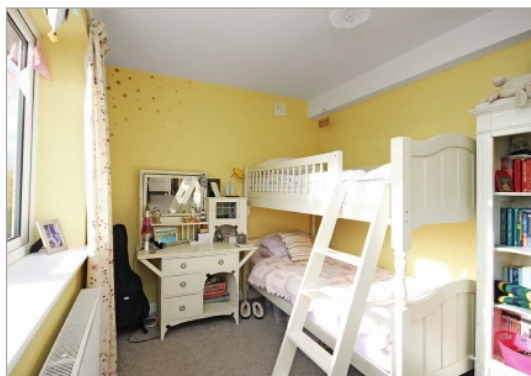
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## TENURE

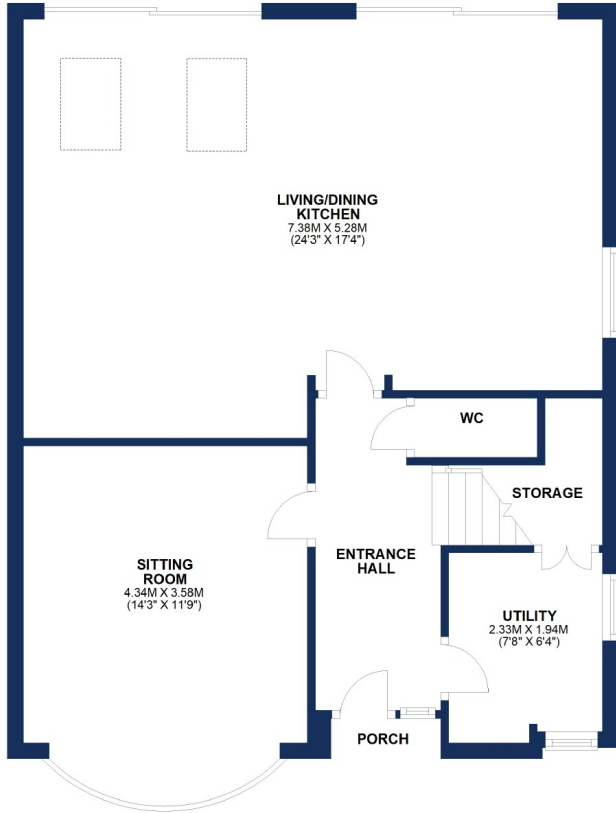
We are informed the property is held on a Freehold basis and free from chief rent. This should be verified by your solicitor.

## NOTE

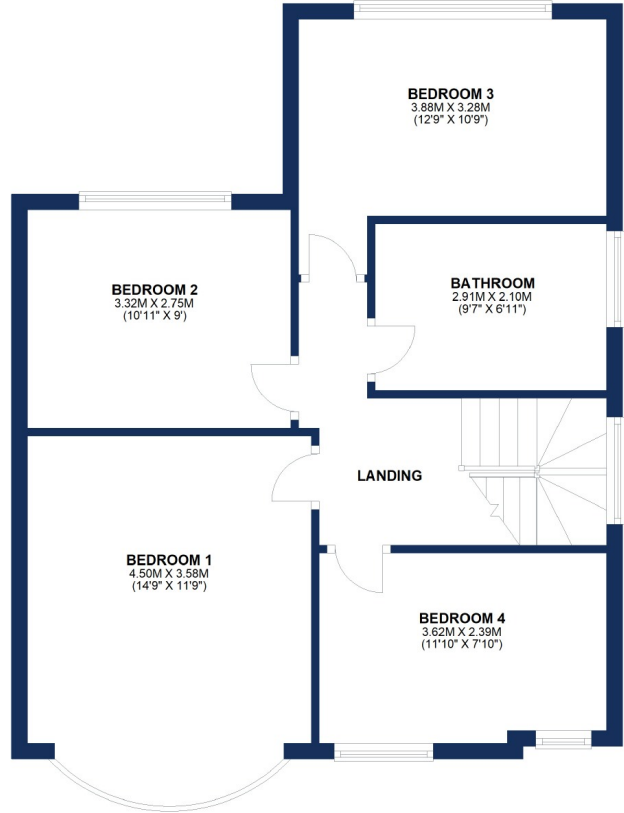
No services, appliances, fixtures or fittings have been inspected and purchasers are recommended to obtain their own independent advice.



**GROUND FLOOR**  
APPROX. 66.8 SQ. METRES (719.1 SQ. FEET)



**FIRST FLOOR**  
APPROX. 58.5 SQ. METRES (630.1 SQ. FEET)



TOTAL AREA: APPROX. 125.3 SQ. METRES (1349.2 SQ. FEET)  
Floorplans For Illustrative Purposes Only

**VIEWING**

By appointment with one of our offices:

Monday - Friday	9.00 am - 5.30 pm
Saturday	9.00 am - 4.30 pm
Sunday (Hale & Timperley)	12 noon - 4.30 pm



**IAN MACKLIN & COMPANY**

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