



**Lorraine Road, Timperley, WA15**

**Asking Price of £1,200pcm**

# Property Features

---

- Three Double Bedrooms
- Fully Modernised and Refurbished Throughout
- Large South-Facing Rear Garden
- Detached Garage and Large Driveway
- Close to Timperley Village and Local Shops
- Catchment of Outstanding Schools—including Cloverlea Primary School
- Applicants With Pets Might be Considered
- Ideal Family Home or Professional Let
- Available Immediately

## Full Description

---

Beautiful three bedroom semi-detached house, modernized throughout. The property benefits from a large south-facing rear garden; large driveway and garage; spacious open plan lounge and dining room; newly fitted kitchen; downstairs WC; three double bedrooms and family bathroom. Ideal for a family or professional let, the property is located near Timperley village and it is in a catchment area for Trafford's outstanding schools. The house is available immediately!



**ENTRANCE HALL 9' 9" x 8' 0" (2.99m x 2.44m)**

Accessed through a wooden front door with glazed panels, the entrance hall gives access to the lounge; dining room; kitchen; downstairs WC and balustrade staircase to first floor accommodation. The entrance hall comprises newly carpeted flooring; neutral painted walls; central pendant light point; under stairs storage cupboard; double panelled radiator; large uPVC double glazed window to side aspect.



**LOUNGE 14' 0" x 11' 10" (4.27m x 3.62m)**

The spacious living room offers an abundance of light through the large uPVC double glazed bay window to the front aspect. The room benefits from neutral coloured décor; carpeted flooring; TV point; central pendant light fitting; creating a beautiful social space. This room allows access to entrance hall via wood panelled door and to dining room via glazed double French doors.



**DINING ROOM 18' 4" x 9' 8" (5.60m x 2.96m)**

This bright and spacious dining area offers beautiful views into the garden via large fully glazed French doors with floor to ceiling glazed windows on either side. This room has been extended and offers additional natural light via a Velux sky light. This space is open to the kitchen area. The room offers freshly painted walls; with new fitted carpets; overhead light fitting; TV point; double panelled radiator and ample space for a large dining table.



**KITCHEN 8' 10" x 16' 2" (2.71m x 4.93m)**

The generous-sized kitchen is fitted with a range of new matching base and eye level storage units; with integrated one and a half bowl stainless steel sink with chrome mixer tap over; tiled flooring and splash back tiling; uPVC window overlooking rear garden; washing machine; four ring gas hob and oven; stainless steel extractor fan over and space for fridge-freezer. The kitchen also offers side door to garage and driveway, with gated access to rear garden.



## DOWNSTAIRS WC

The room is accessed from the entrance hall via a wooden panelled door. Downstairs WC benefits low-level WC; wall-mounted hand basin.

## BATHROOM 7' 9" x 6' 1" (2.36m x 1.85m)

Family bathroom is fitted with a white three-piece suite, comprising: P-bath with chrome thermostatic shower over and glazed screen; wall mounted sink with storage under and low-level WC. This room is full tiled; offers chrome heated towel rail and offers recessed spot lighting and uPVC double glazed window to side aspect.



## LANDING

The first floor landing area gives access to three double bedrooms via wooden panelled doors and to the family bathroom. The stairwell benefits from natural light through a frosted glass uPVC double glazed window to the side aspect.



## MASTER BEDROOM 14' 5" x 11' 9" (4.40m x 3.60m)

The spacious master bedroom, with a beautiful bay fronted uPVC double glazed window to the front aspect; this room also offers a double panelled radiator; central pendant light fitting; newly fitted carpets; ample electrical sockets and a TV point.



## BEDROOM TWO 10' 9" x 9' 3" (3.30m x 2.82m)

The second large double bedroom also boast lots of natural light through the uPVC window to rear aspect. The room also benefits from a central pendant light fitting; double panelled radiator; neutral coloured walls; newly fitted carpets; TV point and ample space for double bed and wardrobes.



## BEDROOM THREE 8' 0" x 7' 8" (2.45m x 2.34m)

The final bedroom, which could be utilized as a single bedroom or a home office, benefits from a central pendant light fitting; double panelled radiator; neutral coloured walls and a uPVC double glazed window to front aspect.

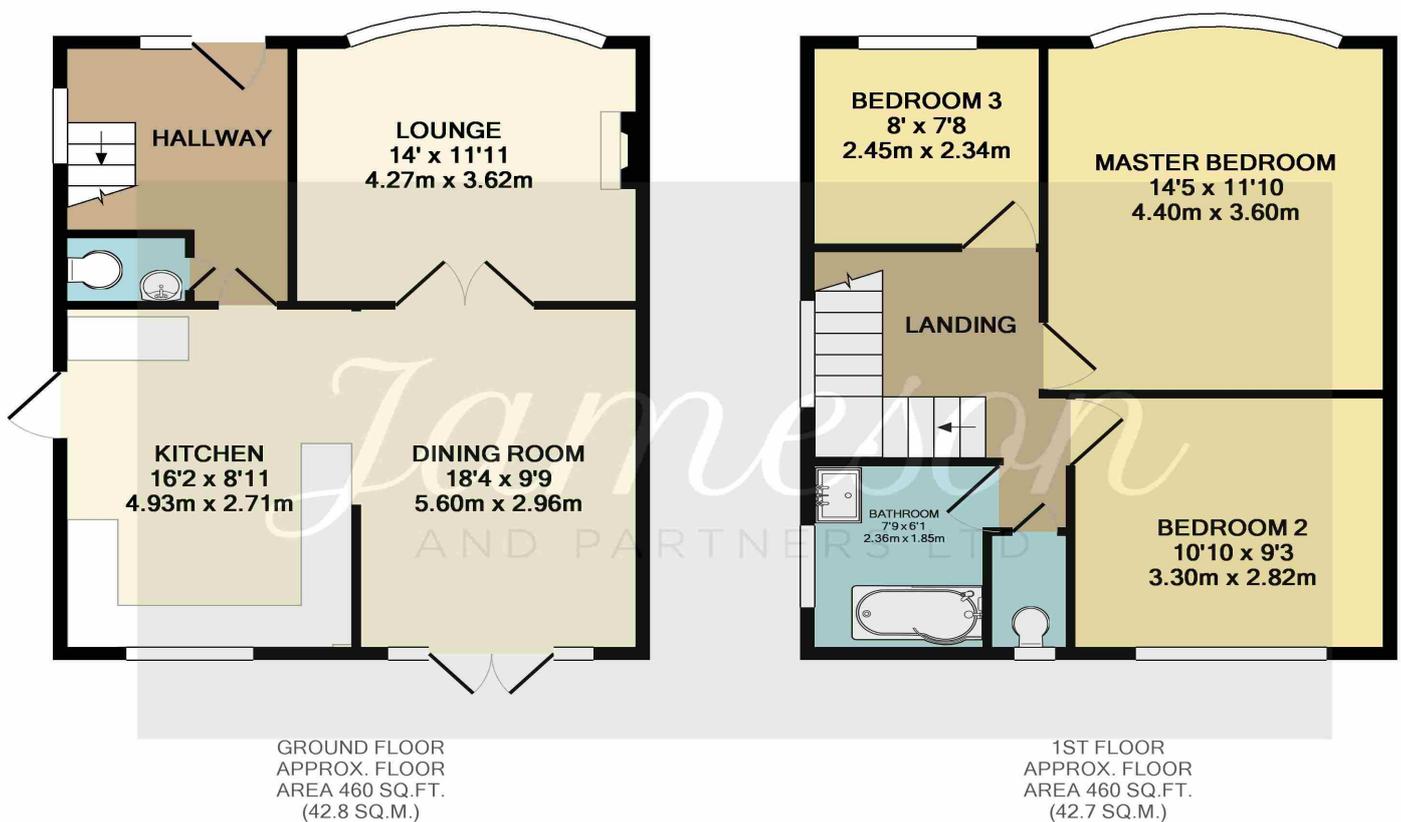
## EXTERIOR

To the front of the property lies a gated driveway, and a small lawned garden area. The driveway offers off-road parking for three vehicles, and leads to a garage. To the rear of the property is a large south-facing garden. The garden offers a paved patio area adjacent to the house; leading to a lawned garden and a secret garden beyond.



## COMMON QUESTIONS

- 1. How much is the council tax for this property?** This property is in council tax band D, which currently costs £1,484.89 per annum.
- 2. When is the property available and for how long?** This property is immediately available for a minimum of 12 months.
- 3. Would the landlord accept tenants with pets?** The landlord would consider applicants with pets depending on the case.
- 4. Who will be managing the tenancy?** Jameson and Partners will be managing the tenancy of this property, we are a diligent agency and will attend to any problems without delay.
- 5. Would the landlord be willing to supply a washing machine?** Yes the property comes with a new washing machine. There is also a gas hob and oven. And space for fridge-freezer (the landlord will consider purchasing a fridge-freezer).
- 6. Roughly how much will the bills cost for a house of this size?** This will depend on the size of your family and usage. Generally water is around £40-50pcm; combined electric and gas will generally be around £120pcm.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2018

17 The Downs  
Altrincham  
Cheshire  
WA14 2QD

[www.jamesonandpartners.co.uk](http://www.jamesonandpartners.co.uk)  
[info@jamesonandpartners.com](mailto:info@jamesonandpartners.com)  
0161 941 4445

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements