



Lawrence Road, Altrincham, WA14

Asking Price Of £375,000



Property Features

- Three Double Bedroom Mid-Terrace Property
- Just Ten Minutes Walk to Metro Link and Town Centre
- Double Glazed Throughout
- Newly Decorated Throughout
- Within Catchment of Outstanding Schools
- Patio Garden
- Short Walk to John Leigh Park
- On Street Residents Parking
- Gas Central Heating



Full Description

Well presented three double bedroom mid-terrace house. Located just five minutes walk to the popular John Leigh Park and ten minutes walk to Altrincham town centre and Metrolink station.

The property offers a private patio garden to the rear; large kitchen-diner; and on street residents permit parking. The property is located in the catchment area for Trafford's Outstanding Schools. Those who enjoy the outdoors are also within easy reach of Dunham Massey (National Trust Property), the canal towpath and a short walk to pick up the Transpennine Trail.



LOUNGE

12' 6" x 14' 5" (3.83m x 4.40m)

The lounge is located to the front of the property with uPVC double glazed window to the front aspect. This welcoming room is fitted with a stove style gas fire with wooden mantel over; a pendant light fitting; open stairs leading to first floor accommodation; a uPVC double glazed door to the front aspect and wooden panelled door to the kitchen-diner. The lounge also offers carpeted flooring; a double panel radiator; Sky connection and TV point; and ample space for corner sofa and coffee table.



KITCHEN/DINER

14' 7" x 12' 5" (4.45m x 3.81m)

The kitchen-diner is accessed via the lounge and allows access to the pantry via a wooden panelled door and to the rear garden via a uPVC double glazed door. There is also a uPVC double glazed window to the rear aspect. This room is fitted with matching base and eye level storage units; an integrated fridge, freezer, oven and dishwasher. There is a recessed one and a half bowl stainless steel sink unit with chrome mixer tap over; five ring gas hob and stainless steel extractor fan; two sets of multi-directional spot lights; tiled flooring and tiled splash back. This room is large enough to accommodate a six seater dining table.



MASTER BEDROOM

12' 7" x 12' 11" (3.84m x 3.95m)

Located off the first floor landing is the master bedroom. This room offers a uPVC double glazed window to the front aspect; carpeted flooring; a pendant light fitting; a single panel radiator; and ample space for king sized bed, wardrobe and chest of draws.



BEDROOM TWO

12' 8" x 11' 5" (3.87m x 3.50m)

The second double bedroom is located on the second floor. This room benefits from a uPVC double glazed window to the front aspect; a ceiling mounted light fitting; carpeted flooring; a single panel radiator; a period cast iron fireplace and a sink with storage unit under. This room offers ample space for double bed, chest of draws and wardrobe. Adjacent to the entrance to this room is access to convenient eave storage space.



BEDROOM THREE

7' 6" x 11' 8" (2.31m x 3.57m)

Currently utilised as a home office, this room would also be large enough to accommodate a double bed, perfect as a guest bedroom or child's bedroom. The third bedroom is located to the rear of the property accessed from the first floor landing. This room benefits from two uPVC double glazed windows to the rear aspect, with fitted roller blinds; carpeted flooring; a ceiling mounted light fitting; a single panel radiator and telephone point.



BATHROOM

7' 11" x 7' 0" (2.42m x 2.15m)

Located on the first floor the bathroom is fitted with a white three piece suite, comprising of: Panelled corner bath, with chrome thermostatic shower over; pedestal hand wash basin; and low-level WC. This room is also offers an extractor fan; multi-directional spot lighting; a single panelled radiator; part tiled walls and laminate wood effect flooring.



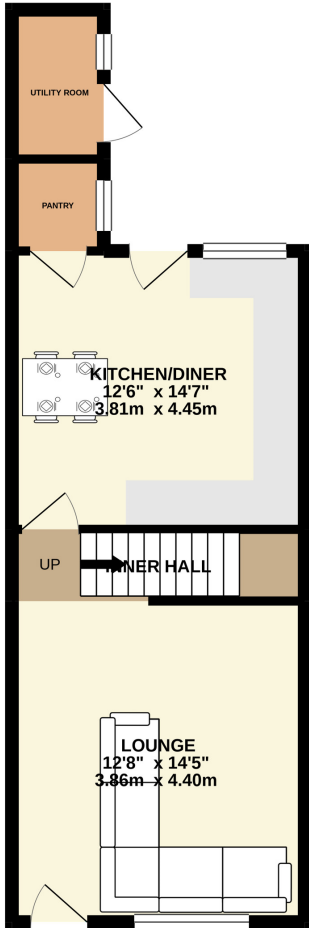
EXTERNAL

To the front of the property lies a lawned front garden with well maintained hedges and a paved path leading to the front door.

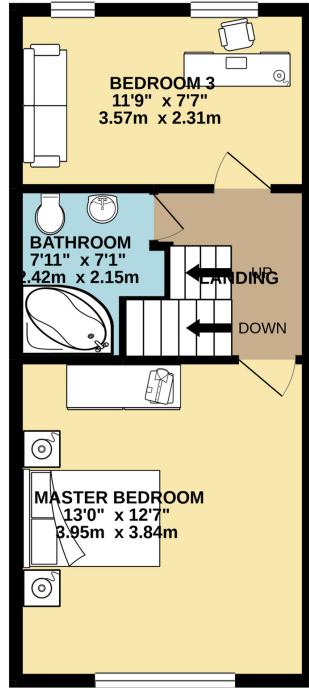
To the rear of the property one will find a paved patio garden. From the rear garden one has access to an external storage shed, which is currently utilised as a utility room with space and plumbing for a washing machine and tumble dryer. There is also a timber storage shed and a timber gate leading to the rear shared access route for bin storage. The garden area is enclosed by a brick wall and timber panelled fencing; the space offers an ideal location for summer dining.



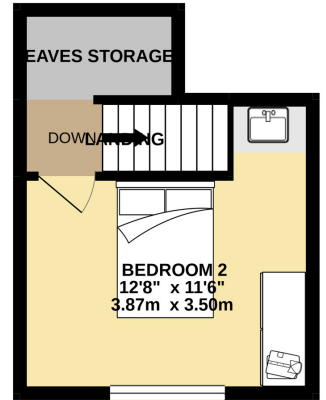
GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



2ND FLOOR
184 sq.ft. (17.1 sq.m.) approx.



TOTAL FLOOR AREA : 949 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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COMMON QUESTIONS

- 1. When was this property built?** The owners believe the property was constructed in around 1905.
- 2. Is this property freehold or leasehold?** The property is freehold, there is therefore, no service charge or ground rent.
- 3. Why are the current owners looking to sell this property?** The current owners are moving closer to family. They have already arranged work contracts in this location and hope to move asap. They will need to purchase onwards. We shall of course update the successful buyer on their progress with the onward purchase.
- 4. What is the internet speed like in this location?** The current owners have Sky Super Fast Broadband, and said the speed is very good. Fibre Optic is available in this location.
- 5. Which items will be included in the sale price?** The owners intend to include the integrated appliances which include a fridge, freezer, dishwasher and the oven. The owners are also happy to include the outside storage shed.
- 6. How much are the utility bills for this property?** The running costs will, of course, vary depending on the size of your family and usage. But the current owners have advised they are paying around £135 pcm for electricity and gas combined and £36 pcm for water rates. This property is in Trafford Council tax band C which is currently £1529 per annum.
- 7. Which features of the property have the current owners most enjoyed?** The current owners have advised that they have very much enjoyed the location of this property with easy access to Altrincham for shopping and dining and also the access to walking routes in Dunham Massey, on the towpath of the local canal and the Transpennine Way. The owners have also loved the quiet and friendly neighbourhood and the character and charm of this property.
- 8. Have the boiler and electrics been serviced recently?** Yes, the owners have their boiler serviced annually, it was last checked in July 2021. The electrical consumer unit was replaced in 2013 and an electrical safety check was carried out at this time. The owners have also advised that the gas fire in the lounge is serviced annually.