



Lawrence Road, Altrincham, WA14

Asking Price of £340,000





# Property Features

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- Three Bedroom Mid-Terraced House
- Located Near to John Leigh Park
- Walking Distance to Altrincham Town Centre
- In Need of Modernisation
- Private Rear Garden
- Within Catchment of Trafford's Schools
- Chain Free Sale
- On Street Residents Permit Parking
- Investment Opportunity
- Ideal Buy-To-Let Investment



## Full Description

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A three-bedroom mid-terraced house, which is in need of modernisation. The property is well located within easy walk of the amenities in Altrincham town centre; the Metrolink station and John Leigh Park.

This property is located within the catchment area for Trafford's sought after schools.



## LOUNGE

13' 2" x 12' 2" (4.03m x 3.71m)

The lounge is accessed via the entrance porch and allows access via a wooden panelled door to the stairs to the first floor accommodation and dining room beyond. This room offers wooden floorboards; a pendant light fitting; a single panel radiator; television and telephone points and a window to the front aspect.



## DINING ROOM

11' 7" x 12' 2" (3.54m x 3.72m)

The dining room offers French doors leading to the rear garden; a wooden panelled door with glazed panels leading to the kitchen-breakfast room and bi-folding doors leading to the under stairs storage cupboard. This room is fitted with concrete flooring; a pendant light fitting; a double panel radiator; a decorative fire surround and telephone point.



## KITCHEN/BREAKFAST ROOM

17' 4" x 5' 5" (5.29m x 1.67m)

The kitchen breakfast room offers windows to the side and rear aspect and a door leading to the dining room. The kitchen is also fitted with tiled flooring; recessed spotlighting; plumbing for a washer and power supply for oven and extractor fan; a base level storage unit with laminate worktop and recessed stainless steel sink.



## MASTER BEDROOM

11' 10" x 12' 2" (3.61m x 3.73m)

The master bedroom is located off the first floor landing with a large window to the front aspect. This bedroom allows access to a recessed wardrobe; wooden floorboards; a pendant light fitting; a single panelled radiator and a cast iron fireplace.





### **BEDROOM THREE**

**6' 10" x 5' 6" (2.10m x 1.70m)**

The third bedroom is a single bedroom located off the first-floor landing with a large frosted glass window to the rear aspect. This bedroom is fitted with wooden floorboards; a pendant light fitting; a single panel radiator and a television point.



### **BATHROOM**

**9' 4" x 4' 9" (2.87m x 1.45m)**

The bathroom is located off the first-floor landing with a frosted glass window to the rear aspect. The bathroom offers a panelled bath with glazed screen and electric shower over; a low-level WC; pedestal hand wash basin; chrome heated towel rail; part-tiled walls; an extractor fan; recessed spotlighting and access to a large storage cupboard, which currently houses the hot water tank.



### **BEDROOM TWO**

**8' 1" x 12' 2" (2.47m x 3.73m)**

The second double bedroom is located on the second floor with a large window to the front aspect. This room offers carpeted flooring; a single panel radiator; a pendant light fitting and access to the eave storage space via a hatch in the wall.



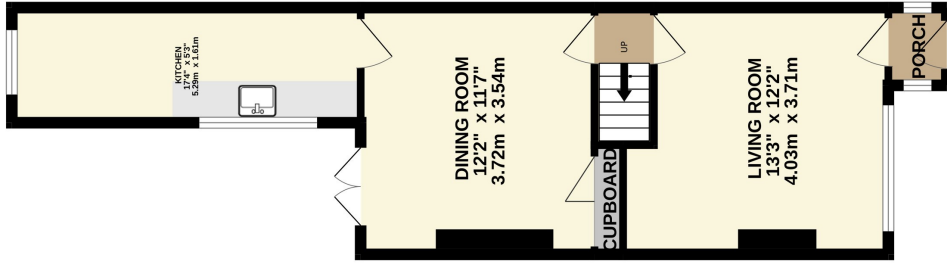
### **EXTERNAL**

The property is reached via a paved pathway leading across the front garden. This garden is enclosed on either side by timber panelled fencing and gravelled for low-maintenance.

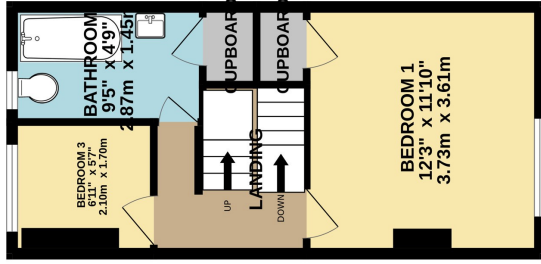
To the rear of the property a paved seating area is reached via French doors from the dining room, the paved area extends down the side of the kitchen-breakfast room and opens into a lawned area to the rear of the property. The rear garden is enclosed on three sides by timber panelled fencing; with a timber gate allowing access to the shared rear path behind the row of terraces.



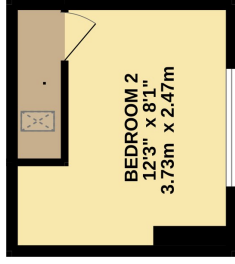
GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR  
137 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq.ft. (84.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of floors, 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 operation can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	41 E	
1-20	G		76 C

# COMMON QUESTIONS

- 1. When was the property built?** The owners have advised they believe the house was built in around 1900.
- 2. What council tax band is this property in?** The property is in council tax band C. Which is currently £1668.21 per annum in Trafford.
- 3. Is the property freehold or leasehold?** The property is sold freehold.
- 4. Is there a chain connected to this sale?** The property is sold chain free. The property is a probate sale and probate has been granted, therefore a buyer can complete a purchase as quickly as their solicitor can process the required documentation.
- 5. How much are the utility bills at this property?** The current owners have advised us that the combined gas and electric bills are around £150 pcm and the water rates are around £30 pcm. These costs will depend on the size of your household and usage.
- 6. Which are the closest primary schools to this property?** The two closest state primary schools are Navigation Road Primary School and Altrincham Church of England Primary School. Both are within 5-10 minutes walk of the house. The closest Independent primary school is Loreto Preparatory School. In respect to secondary schools, Loreto Grammar School and North Cestrian School are both less than half a mile from the property.