



Lawrence Road, Altrincham, WA14

Asking Price £425,000



Property Features

- Three Bedroom Terraced House
- Located Near to John Leigh Park
- Walking Distance to Altrincham Town Centre
- Double Glazed Throughout
- On Street Parking
- Modern Fitted Bathroom and Kitchen
- Double Glazed Throughout with Plantation Shutters
- Within Catchment of Trafford's Schools
- Recently Replaced Combi Boiler
- Private Rear Garden



Full Description

Beautifully presented three bedroom, mid-terraced house. Located just five minutes walk from John Leigh Park and fifteen minutes walk into Altrincham Town Centre.



The property is fitted with a modern kitchen and bathroom; and offers two spacious double bedrooms; one single bedroom and private rear garden. The property has been tastefully modernised by the current owners and recently fitted with a modern combi boiler.



LOUNGE

13' 6" x 12' 6" (4.14m x 3.83m)

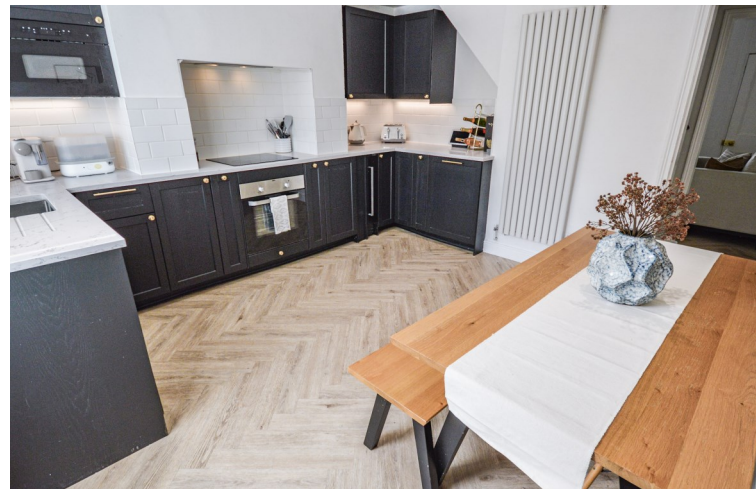
Access via the entrance porch at the front of the property is a lounge area. The lounge benefits from a uPVC double glazed window to the front aspect fitted with plantation shutters. This room is fitted with luxury vinyl flooring which has been fitted through the ground floor; a pendant light fitting; original cast iron fireplace; single panel radiator and television and telephone points. This room offers ample space for a three piece suite.

KITCHEN/DINER

12' 10" x 14' 6" (3.93m x 4.44m)

To the rear of the property one will find a spacious family kitchen-dining room. This space is well lit with a uPVC double glazed window with fitted vertical blinds to the rear aspect, as well as a uPVC door leading to the rear garden. The kitchen has been re-fitted in recent years with luxury vinyl flooring; recessed spot lighting; a vertical wall mounted radiator and a modern fitted kitchen.

The kitchen offers a range of matching base and eye level storage units with quartz worktops over. Within the kitchen one will find a range of integrated appliances, including: Microwave; oven; induction hob with extractor over; full sized dishwasher; wine cooler and fridge. Within the kitchen one will also find a recessed stainless steel sink with chrome mixer tap over and storage cupboard, housing the washing machine and combi boiler. This room is more than large enough for a six seater dining table.



MASTER BEDROOM

12' 8" x 12' 2" (3.87m x 3.71m)

The master bedroom is located off the first floor landing with uPVC double glazed window, fitted with plantation shutters, to the front aspect.

This room offers carpeted flooring; a pendant light fitting; a built in storage cupboard; a single panel radiator and a period cast iron fireplace, with tiled hearth. This room is a generous double bedroom with space for a king-sized bed, chest of draws and wardrobe.



BEDROOM TWO

7' 7" x 7' 10" (2.33m x 2.40m)

The second bedroom is located on the second floor with a uPVC double glazed window with plantation shutters to the front aspect. The bedroom offers bespoke built-in wardrobes; carpeted flooring; a single panel radiator; pendant light fitting; original cast iron fireplace with tiled hearth. This room is more than large enough to accommodate a double bed, chest of draws and dressing table, the room is currently utilised as a child's bedroom/playroom.



BATHROOM

13' 1" x 7' 8" (4.01m x 2.35m)

A modern bathroom is located off the first floor landing. The bathroom benefits from a window to the rear aspect and Velux Skylight. This room offers tiled flooring and part tiled walls; a chrome heating towel rail; wall mounted hand wash basin with draws under and wall mounted mirror over; low-level WC; panelled bath with glazed screen and thermostatic shower system over; double panel radiator and recessed spot lighting.



BEDROOM THREE

12' 7" x 11' 6" (3.84m x 3.51m)

This room is located off the first floor landing with uPVC double glazed window fitted with plantation shutter to the rear aspect. This room is currently used as a child's bedroom, but would be equally suitable as a home office or guest room. This room offers a pendant light fitting; a single panel radiator; carpeted flooring; a cast iron fireplace and hanging rails built into the alcove.



EXTERNAL

To the front of the property one will find a paved front garden with on street parking.

To the rear the property offers a good sized private rear garden. Benefitting from a paved seating area adjacent to the house and a lawned garden beyond. The garden is enclosed on three sides by timber panelled fencing, with a timber gate allowing access to the rear communal access path. There is a raised planter to the rear of the garden and two external storage cupboards, one houses gardening tools, the other is has offers an additional fridge-freezer.

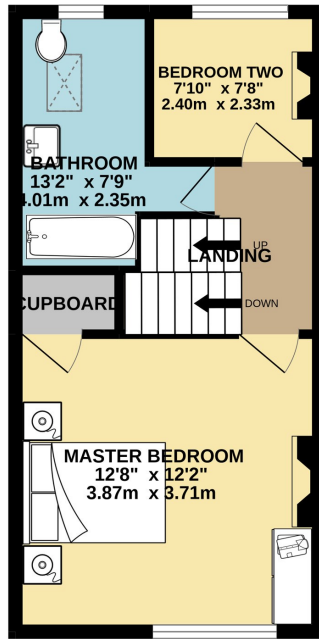


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

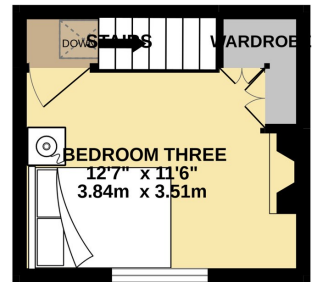
GROUND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR
123 sq.ft. (11.4 sq.m.) approx.



TOTAL FLOOR AREA : 850sq.ft. (79.0 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 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 £1751.87 per annum in Trafford.
- 3. Is the property freehold or leasehold?** The property is sold freehold.
- 4. Which items will be included in the sale price?** The current owners intend to include the integrated white goods in the sale price. These include the dishwasher; oven; hob; microwave and fridge-freezer. They are also happy to include the freestanding washing machine which is located in the kitchen cupboard and the freestanding fridge-freezer located in the external storage cupboard.
- 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 £200 pcm and the water rates are around £40 pcm. These costs will depend on the size of your household and usage.
- 6. Why are the owners selling this property?** The current owners are looking for a larger family home. They have loved living in this property, but with a growing family they now need more space.
- 7. Which aspects of the property have the owners most enjoyed?** The current owners have very much enjoyed the spacious modern bathroom; the convenient location of this property and it's lovely period charm.