



Lawrence Road, Altrincham, WA14  
Offers in Excess of £400,000





## Property Features

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- Three Bedroom Mid Terraced House
- Located Near to John Leigh Park
- Walking Distance to Altrincham Town Centre
- Double Glazed Throughout
- Five Minutes Walk to Metrolink Station
- Private Front and Rear Garden
- Within Catchment of Trafford's Schools
- Chain Free Sale
- Newly Fitted Kitchen
- White Goods Included



## Full Description

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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 a private rear garden. The property has been tastefully modernised and carefully maintained by the current owners.



## LOUNGE

12' 2" x 14' 2" (3.73m x 4.33m)

The lounge benefits from a large uPVC double-glazed window to the front aspect and a wooden panelled door leading via the porch to a uPVC door to the front garden. This room is fitted with carpeted flooring; recessed spotlighting; a double panel radiator and television and telephone points. A fitted cupboard in the lounge houses a modern electrical consumer unit. This room offers ample space for a three-piece suite. From the lounge, a door allows access to the landing and dining room beyond.



## DINING ROOM

12' 2" x 12' 7" (3.71m x 3.84m)

The dining room is accessed via a wooden panelled door from the landing and allows access to the kitchen via an opening. This room offers a large uPVC double glazed window to the rear aspect; carpeted flooring; fitted shelves; a television and telephone point; and a double panel radiator.



## KITCHEN

5' 1" x 11' 5" (1.55m x 3.49m)

The kitchen has been newly fitted, with a range of matching base and eye-level storage cabinets with quartz worktops over; recessed spotlighting; tiled floor; a recessed Belfast sink; integrated fridge-freezer; a recessed Bosch oven with four ring gas hob over and extractor hood; space and plumbing for a washing machine and a wall mounted cupboard housing a Worcester Bosch boiler. From this room a uPVC double glazed window faces the side aspect and a uPVC door allows access to the rear patio garden.



## MASTER BEDROOM

12' 2" x 14' 6" (3.71m x 4.44m)

The master bedroom is located off the first floor landing with uPVC double-glazed window, to the front aspect. This room offers carpeted flooring; a strip of ceiling mounted multi-directional spotlights; a single-panel radiator; wall-to-wall fitted wardrobes with a double depth storage space over the stairs. This room is a generous double bedroom with space for a double bed, chest of drawers and wardrobe.





## BEDROOM TWO

9' 3" x 12' 2" (2.83m x 3.72m)

The second bedroom is located on the second floor with a uPVC double-glazed window to the front aspect. The bedroom is fitted with wood effect LVT flooring; a single panel radiator; multi-directional spotlighting; a period cast iron fireplace; a television point and recessed fitted wardrobes. This room is more than large enough to accommodate a double bed, chest of drawers and dressing table.



## BEDROOM THREE

6' 9" x 7' 3" (2.08m x 2.22m)

This room is located off the first-floor landing with uPVC double-glazed window to the rear aspect. This room is ideal for use as a home office, child's bedroom, or guest bedroom. This room offers multi-directional spotlighting; a single panel radiator; and carpeted flooring.



## BATHROOM

6' 6" x 11' 10" (1.99m x 3.62m)

The family bathroom is located off the first-floor landing. The bathroom benefits from a Velux skylight to the rear aspect. This room offers laminate tiled effect flooring and part tiled walls; a double panel radiator; pedestal hand wash basin; low-level WC; panelled bath; shower cubicle with glazed door and chrome thermostatic shower system; an extractor fan and recessed spotlighting.



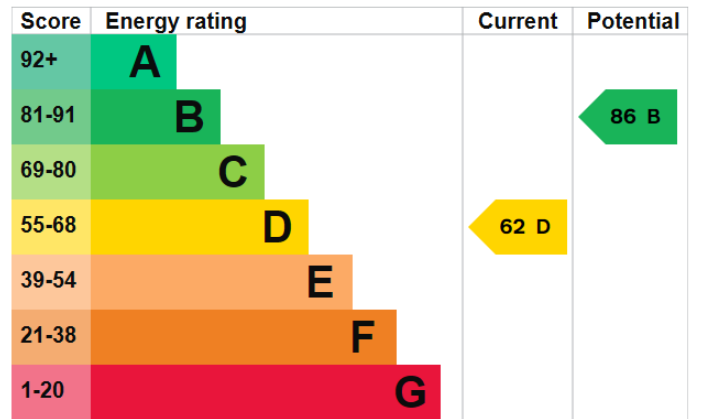
## EXTERNAL

To the front of the property, one will find a lawned front garden with a path and steps leading to the front door.

To the rear the property benefits from a private patio garden, with a paved seating area; steps leading to the timber gate allowing access to a communal rear access path. The garden is enclosed on either side by brick walls and to the rear by timber panelled fencing.

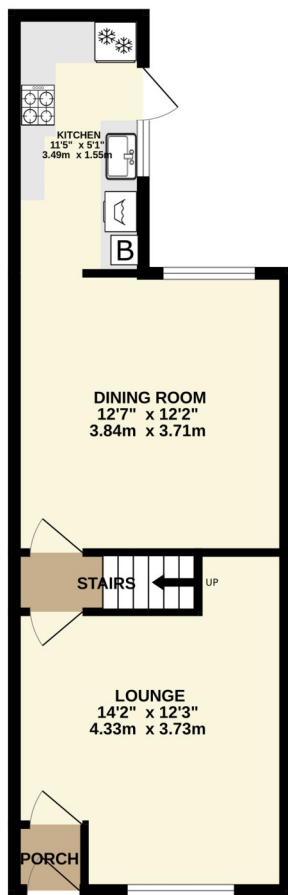




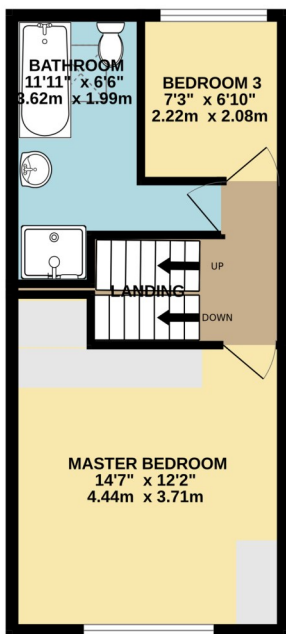


The graph shows this property's current and potential energy rating.

GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
358 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR  
152 sq.ft. (14.1 sq.m.) approx.



TOTAL FLOOR AREA : 940 sq.ft. (87.3 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 boiler last serviced and how old is the boiler?** The boiler is covered by a British Gas serviced contract, which includes a service and gas safety test annually. This was last carried out in October 2024. The boiler was installed in 2011, it is a Worcester Bosch Combi boiler, it is located in a built in cabinet in the kitchen.

**2. Have the current owners carried out any work on the property recently?** Yes, the current owners have had all new windows installed at the property in October 2024. They have also had the house fully repainted inside and out.

**3. Why are the current owners looking to sell this property?** The current owners have been renting this property and it is now vacant. They are looking to release the equity from this property for other purposes. The sale is therefore chain free and a purchase can be completed as swiftly as a buyer is able to process this.

**4. Have the electrics been tested in recent years?** Yes, the house has a valid EICR, this is an electrical safety certificate, this is valid until March 2026.

**5. Will the owners be including the white goods in the sale price?** Yes, the current owners are happy to include all the appliances in the sale price. The Samsung washing machine is less than one year old; the Bosch oven and hob are newly fitted and the fridge-freezer is newly fitted.

**6. How much is the council tax for this property?** The property is in Trafford Council and is a council tax band C, which is currently £1751.87 per annum.