



**GASCOIGNE
HALMAN**

81 LAWRENCE ROAD, ALTRINCHAM

THE AREAS LEADING ESTATE AGENT



81 LAWRENCE ROAD, ALTRINCHAM

A well presented THREE DOUBLE bedroom period terraced property, with planning permission granted for a single storey extension to the rear (REF 106331/HHA/21), ideally located in a much sought after LOCATION close to JOHN LEIGH PARK. Boasting well balanced accommodation over THREE floors, the property is well maintained throughout and has many original features. Available with NO ONWARD CHAIN.





Situated in a much sought after location close to John Leigh Park and near to renowned local schools; this period terraced property has been well maintained throughout and offers spacious accommodation over three floors, with planning permission granted for a single storey extension to the rear. In brief comprising entrance vestibule, spacious lounge leading to a fantastic modern kitchen/diner with a useful under stairs storage cupboard. To the first floor there is a modern family bathroom, and two well presented double bedrooms with original fireplaces. To the second floor there is a further good size double bedroom. Externally there are front and rear gardens, the rear garden boasting a useful storage outhouse.

LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe. The Trafford Centre is only a few miles away. Timperley village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

DIRECTIONS

WA14 4EL

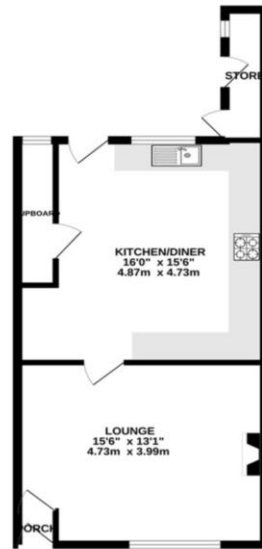
TENURE

Freehold

LOCAL AUTHORITY

Trafford MBC Tax Band C

GROUND FLOOR
471 sq.ft. (43.8 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 1129 sq.ft. (104.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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