



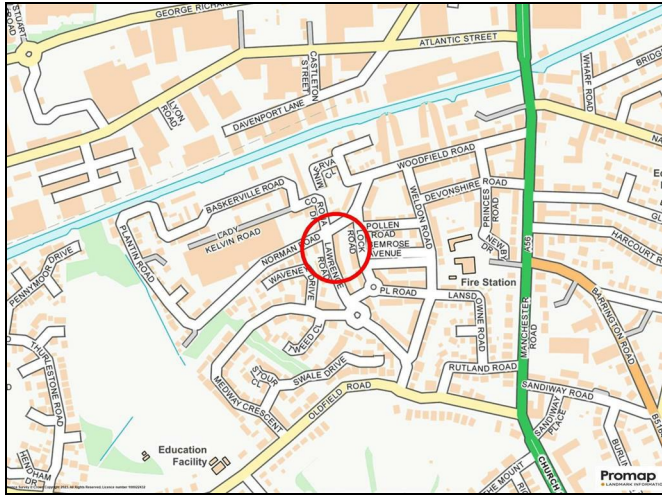
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INDEPENDENT ESTATE AGENTS

location



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29 Lawrence Road  
Altrincham, WA14 4EL



A BEAUTIFULLY PRESENTED PERIOD TERRACED PROPERTY, WALKING DISTANCE TO ALTRINCHAM TOWN CENTRE AND WITH THE OPEN SPACE OF JOHN LEIGH PARK ON THE DOORSTEP. 955SQFT

Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Courtyard Garden. Permit Parking

energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

£425,000



in detail



A most attractive Period Terrace property located within the ever popular Linotype Conservation Area with the open space of John Leigh Park on the doorstep and within walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.



The property has accommodation arranged over Three Floors and is stylishly presented throughout with a high specification refitted kitchen and provides a Lounge and Dining Kitchen to the Ground Floor and Three Bedrooms and a Bathroom over the Two Upper Floors.

Externally, there is on street Residents Permit Parking, and an appealing, well stocked rear Courtyard Garden with sitting areas, and useful outbuildings.

Comprising:

Entrance door to Entrance Vestibule.

Lounge with fireplace feature, a wide paned window to the front and attractive wood panelled doors.



The Dining Kitchen is stylishly appointed having recently been refitted and has a wide window and French door enjoying an aspect of giving access to the garden. Woof finish flooring.

The Kitchen is fitted with an extensive range of grey high gloss laminate fronted units with Silestone worktops over, and with a stainless steel double oven, hob and extractor fan set in to a chimney breast feature. Further integrated washing machine. Wood panelled pantry cupboards.

First Floor Landing serving Two Bedrooms and the Bathroom

Bedroom One has a wide window to the front and natural wood flooring.

Bedroom Two overlooks the rear with wood finish flooring.



To the Second Floor is Bedroom Three, another delightful Double Bedroom located under the eaves of the property with attractive sloping ceilings, with a wide window to the front and a cast iron fireplace. Extensive under eaves storage space.

The Bedrooms are served by the Bathroom positioned to the First Floor, with a white suite of corner bath with shower over, WC and wash hand basin. Extensive tiling to the walls and floor. Window to the rear.

Externally, the property enjoys a Garden frontage, whilst the Courtyard Garden to the rear is attractively laid out with a large stone paved patio and sitting area enclosed with mature borders and retained within brick walling and timber fencing.



Useful brick-built Garden Stores.



Multipaned double glazing. Gas central heating. A fantastic example of a most popular style of property.



- Freehold - - Council Tax Band C

Approx Gross Floor Area = 955 Sq. Feet  
(inc. roof void storage) = 88.7 Sq. Metres  
Approx Gross Floor Area = 901 Sq. Feet  
(exc. roof void storage) = 83.7 Sq. Metres

