



63 LAWRENCE ROAD | ALTRINCHAM

£425,000

An attractive period end of terrace house positioned within close proximity to Altrincham town centre and John Leigh park. Retaining much of the original character and charm, the superbly presented accommodation is arranged over three floors and comprises entrance vestibule, sitting room, inner hall with stairs to the first floor, refitted Shaker style dining kitchen, two first floor bedrooms and contemporary family bathroom/WC with separate walk-in shower and further double bedroom to the second floor. Gas fired central heating and PVCu double glazing. Brick built outhouse providing additional storage and utility. Partly walled courtyard with stone paved terrace at the rear.

POSTCODE: WA14 4EL

DESCRIPTION

Lawrence Road is positioned within the Linotype Conservation Area with attractive period properties of varying design combining to create an attractive setting. Approximately half a mile distance is the shopping centre of Altrincham with its highly popular Market Hall which contains a variety of establishments including small independent retailers and informal dining options. The Metrolink station provides a commuter service into Manchester and the area is well placed for the surrounding network of motorways. The location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition, one hundred yards to the south is John Leigh Park with tennis courts and recreation areas.

Much of the original character remains with tall ceilings and cast iron fireplaces complemented by modern enhancements such as gas fired central heating and PVCu double glazing.

The superbly presented and well proportioned accommodation is approached beyond an entrance vestibule which opens onto a spacious sitting room with the focal point of a stunning revealed brick fireplace and Clearview wood burning stove and further enhanced by Ted Todd engineered wood flooring. Toward the rear the impressive dining kitchen is fitted with Shaker style units complemented by quartz work-surfaces and a range of integrated appliances. In addition, Karndean flooring has been installed and there is an adjoining pantry/store room plus access to the paved rear terrace which is ideal for entertaining during the summer months.

At first floor level the excellent primary bedroom benefits from a built-in wardrobe. There is a single bedroom and replanned contemporary bathroom/WC complete with beautiful marble effect tiling and separate walk-in shower. To the second floor a further double bedroom benefits from commanding tree lined views and there is substantial eaves storage off the landing.

The property is set back from the road with a mature garden to the front whilst to the rear there is a partly walled courtyard with the aforementioned paved terrace and brick outbuildings providing storage and a utility. A permit parking scheme is also in operation.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

PVCu Opaque double glazed/panelled front door.

SITTING ROOM

13'10" x 12'11" (4.22m x 3.94m)

Clearview wood burning stove set within a revealed brick recess with stone hearth and natural wood mantel. PVCu double glazed window to the front. Ted Todd engineered wood flooring. Period style radiator.

INNER HALL

Staircase to the first floor.

DINING KITCHEN

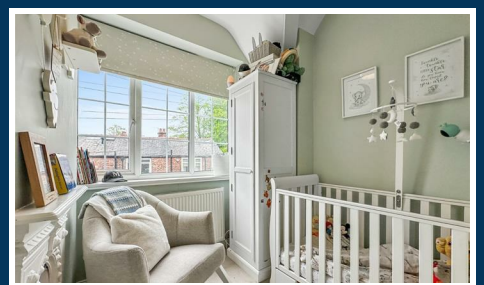
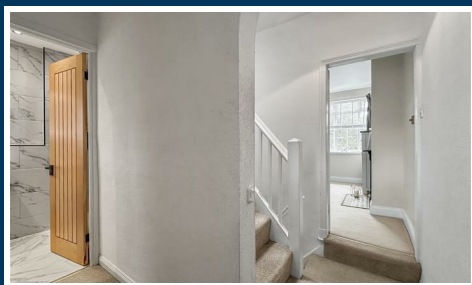
13'8" x 12'11" (4.17 x 3.94)

Fitted with a range of Shaker style wall and base units beneath quartz work-surfaces/up-stands and semi-recessed Belfast sink with mixer tap. Integrated appliances include an electric fan oven/grill, four ring gas hob set within the chimney breast recess with matching quartz splash-back and extractor above and fridge/freezer. Storage cupboard with timber framed window to the side. PVCu double glazed/panelled door to the partly walled courtyard garden. PVCu double glazed window to the rear. Karndean herringbone flooring. Recessed LED lighting. Period style vertical radiator.

FIRST FLOOR

LANDING

Spindle balustrade and staircase to the second floor. Recessed LED lighting.



BEDROOM ONE

12'7" x 12'7" (3.84 x 3.84)

Built-in wardrobe containing a hanging rail and shelving. Cast iron fireplace with decorative tiled hearth. PVCu double glazed window to the front. Radiator.

BEDROOM TWO

7'11" x 7'2" (2.41 x 2.18)

Cast iron fireplace. PVCu double glazed window to the rear. Radiator.

BATHROOM/WC

12'2" x 5'2" (3.71m x 1.57m)

Fully tiled and fitted with a white/matt black suite comprising panelled bath with wall mounted mixer tap, vanity wash basin with mixer tap and low-level WC. Walk-in shower beyond a glass screen with thermostatic rain shower and handheld attachment. Illuminated mirror. PVCu opaque double glazed window to the side. Recessed LED lighting. Heated towel rail.

SECOND FLOOR

LANDING

Substantial eaves storage cupboard. Roof light. Wall light point.

BEDROOM THREE

12'8" x 11'7" (3.86 x 3.53)

Cast iron fireplace. PVCu double glazed window to the front. Radiator.

OUTSIDE

ATTACHED BRICK-BUILT OUTHOUSE

Providing additional storage and also a separate utility area with space for an automatic washing machine and housing the wall mounted gas central heating boiler.

SERVICES

All mains services are connected.

POSSESSION

Vacant possession upon completion.

TENURE

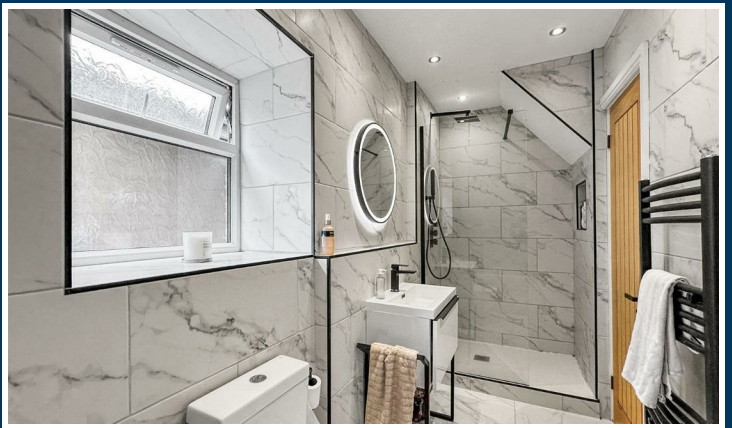
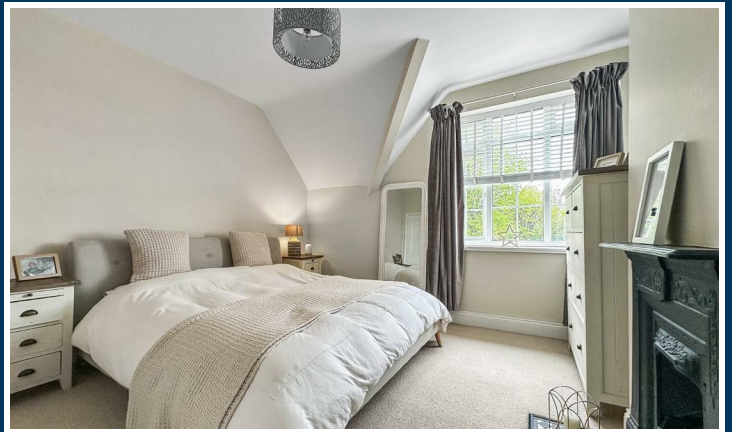
We are informed the property is Freehold. This should be verified by your solicitor.

COUNCIL TAX

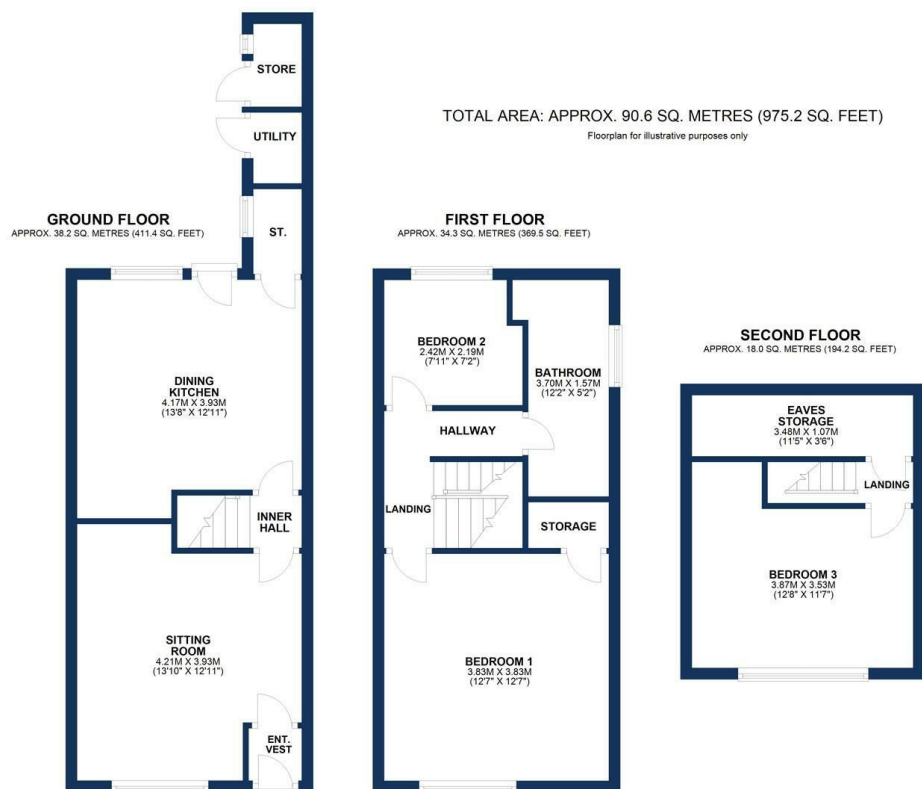
Band C.

NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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