



Lock Road, Altrincham, WA14

Offers in the Region of £375,000



Property Features

- Three Bedroom Mid-Terraced House
- Modern Fitted Bathroom and Kitchen
- Double Glazed Throughout with Plantation Shutters
- Private Front and Rear Garden
- Chain Free Sale
- Original Period Features
- New Roof Installed in September 2025 with a 12 Year Warranty.
- Close to John Leigh Park
- Catchment Area for Trafford Schools
- Ten Minutes Walk to Metrolink Station



Full Description

A well 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 owner, with a new roof installed in September 2025.



LIVING ROOM

13' 8" x 15' 1" (4.18m x 4.61m)

Accessed via the entrance hall, this cosy living room is the perfect blend of charm and comfort. Featuring an exposed brick fireplace, fitted with a multi-fuel stove and set upon a slate hearth, it serves as a striking focal point. Flanking the fireplace are built-in cabinets and shelving, providing practical storage. A large double-glazed window to the front aspect is fitted with elegant wooden plantation shutters, allowing natural light to flood the room while maintaining privacy. The room is finished with engineered wood flooring, a double-panel radiator, and a pendant light fitting. Television and internet points are also conveniently installed, offering modern connectivity in a traditional setting.



KITCHEN/DINER

9' 7" x 12' 1" (2.94m x 3.69m)

The modern kitchen/diner is seamlessly accessed through an open doorway from the living room, featuring a large uPVC double-glazed window that overlooks the rear aspect, allowing plenty of natural light to flood the space. It boasts a range of matching base and eye-level storage units, complemented by a recessed ceramic sink with a sleek chrome mixer tap, a four-ring electric hob, and an integrated oven. There is also ample space for a washing machine, dishwasher, and freestanding fridge freezer. The room is stylishly finished with tiled flooring, part metro-tiled walls, contemporary strip spotlighting, and a column radiator, creating a functional yet elegant space.



From the kitchen/diner, there is access to the first-floor accommodation through a wood-panelled door, as well as access to the cloakroom through a matching wood-panelled door.

BATHROOM

5' 8" x 5' 4" (1.73m x 1.64m)

Located off the cloakroom on the ground floor, the bathroom features a rear aspect uPVC double-glazed frosted window. The room is finished with patterned tiled flooring and metro-tiled walls. It includes a chrome wall-mounted heated towel rail, a pedestal hand wash basin, a low-level WC, and a shower cubicle with a glazed door and chrome thermostatic shower system. Additional features include an extractor fan and recessed spotlighting.



MASTER BEDROOM

12' 1" x 9' 9" (3.69m x 2.98m)

Accessed from the first-floor landing, this generous double bedroom features an original cast-iron fireplace and a large uPVC double-glazed window to the rear. The room also includes a double-panel radiator, pendant light fitting, white exposed floorboards, and access to a walk-in wardrobe.



BEDROOM TWO

13' 11" x 7' 8" (4.25m x 2.35m)

Located off the first-floor landing, the second bedroom features a uPVC double-glazed window to the front aspect, fitted with wooden plantation shutters. It boasts polished floorboards, a double-panel radiator, and a pendant light fitting. A period cast-iron fireplace with a tiled hearth adds character to the room.



BEDROOM THREE

10' 11" x 7' 2" (3.34m x 2.19m)

Located off the first-floor landing, this room features a uPVC double-glazed window to the front aspect, fitted with wooden plantation shutters. Versatile in use, it's ideal as a home office, child's bedroom, or guest room. The room is completed with carpeted flooring, a double-panel radiator, a pendant light fitting, and a period cast-iron fireplace.



EXTERNAL

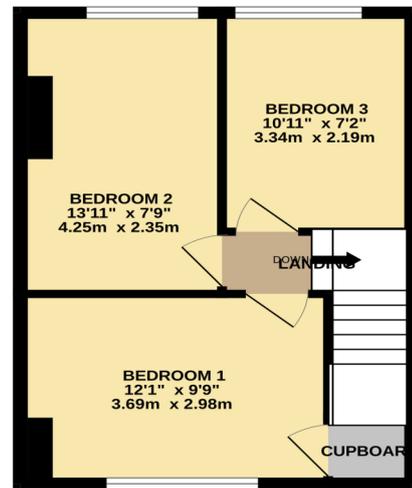
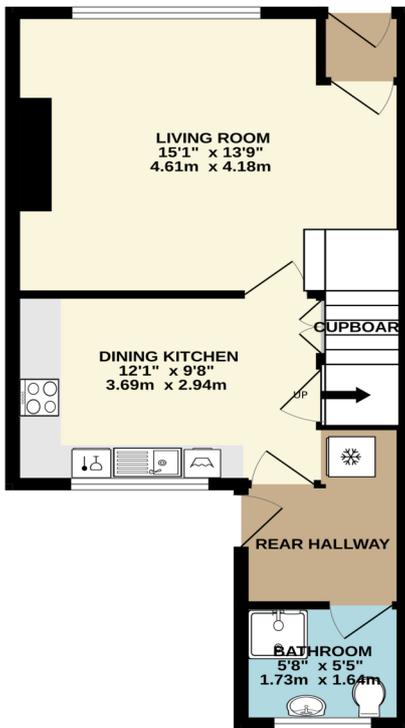
At the front, the property boasts a neatly laid lawn bordered by box hedging and mature shrubs, creating an attractive and welcoming approach. A paved pathway leads to the front door.

To the rear, the property features a generously sized private garden with a paved seating area adjacent to the house and a lawned section beyond. The garden is enclosed on three sides by timber-panelled fencing, with a timber gate providing access to the rear communal pathway. A raised planter is positioned at the end of the garden, adding a touch of greenery and character to the space.



GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 755 sq.ft. (70.1 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 this property built?** The owner advised this house was constructed in circa 1890.
- 2. When did the current owners purchase this house?** The current owners purchased this house in March 2022.
- 3. Who lives in the neighbouring houses?** The owners have advised the neighbours are pleasant owner-occupiers.
- 4. Is this property sold freehold or leasehold?** The owners have advised this house is sold freehold. Your legal advisor will be able to confirm this information.
- 5. What is the internet speed like in this location?** In this location full fibre to the door is available.
- 6. Has any work been carried out at this property?** A new roof has been installed on the property in September 2025, which has building control sign off, and comes with a 12 year warranty.
- 7. What are the current owner's favourite aspects of this property?** The current owners have advised they love the location, the proximity to John Leigh Park, Altrincham Town Centre and the transport links. They enjoy the quiet, private south-westerly facing garden, and that it is in the catchment for outstanding schools.
- 8. Have the owners had the boiler and electrics inspected recently?** Yes, the current owners had the boiler serviced in February 2025, with the electrics last tested before the current owner purchased the property.
- 9. How much are the utility bills at this property?** The owners have advised that the combined gas and electricity is around £67 pcm. The property is in Trafford Council and is a band C, which is currently £ 1,751.87 per annum.