



Lock Road, Altrincham, WA14  
Offers In Excess Of £370,000



# Property Features

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- Beautifully Presented Two Double-Bedroom Period Mid-Terraced Home
- Modern Fitted Bathroom and Kitchen
- Private Front and Rear Garden
- Original Period Features Throughout
- High Specification Finish Throughout
- Short Walk to John Leigh Park
- Highly Sought-after Location
- Ten Minute Walk to Metro Link Station
- Short Walk to Amenities Offered in Altrincham
- Catchment Area for Trafford Schools

## Full Description

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Beautifully presented two double-bedroom period mid-terraced property located in the Linotype development a stones throw from Altrincham town centre. The property has been modernised to a high standard throughout, with recently fitted kitchen, bathroom, flooring, and external landscaping. The property offers a private rear patio garden ideal for summer dining; a boarded loft space for storage and will be sold with all white goods included.

This property is just a two-minute walk from the gorgeous John Leigh Park, also ten minutes' walk to Navigation Road Metrolink station; the retail park and the amenities offered in the town centre of Altrincham.



## SITTING ROOM

15' 2" x 13' 0" (4.63m x 3.98m)

The sitting room is reached via the porch and allows access to the dining room via a wooden panelled door with glazed panels. This room offers uPVC double-glazed window to the front aspect, fitted with plantation shutters. The sitting room also offers solid oak engineered flooring; a pendant light fitting; a double panelled radiator; a feature cast iron fireplace with decorative stone surround; and telephone and television points.



## DINING ROOM

12' 4" x 8' 9" (3.76m x 2.67m)

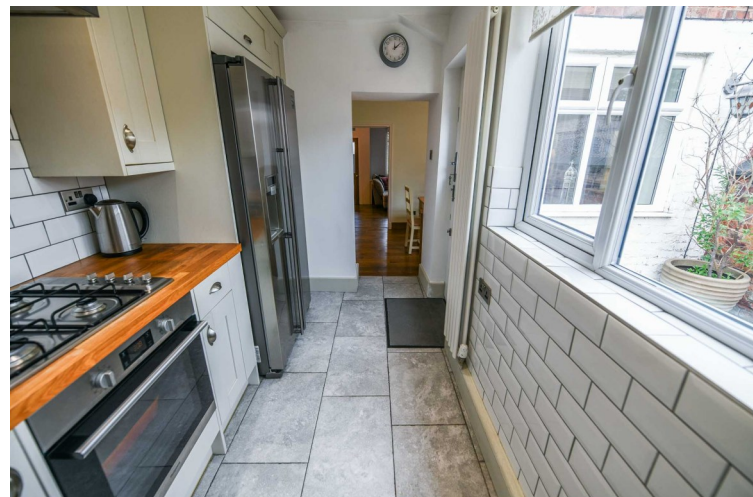
The dining room is accessed from the sitting room and allows access to the kitchen and carpeted staircase to the first-floor accommodation. The dining room is also fitted with engineered oak flooring; a pendant light fitting; a uPVC double-glazed window overlooking the rear garden; a double-panel radiator behind a decorative radiator cover and wooden panelled doors leading to two large storage cupboards.



## KITCHEN

6' 3" x 12' 0" (1.93m x 3.67m)

The kitchen is located off the dining room with uPVC windows to the rear and side aspects and a composite stable door leading to the patio garden. The kitchen is fitted with a range of matching base and eye-level storage units; part tiled walls; tiled flooring; recessed spot lighting; under cabinet downlighting; a wall-mounted vertical radiator and a range of integrated appliances. The appliances which are included in the property sale are an American-style fridge-freezer, which is plumbed for water and ice; an integrated microwave; an electric oven; a four-ring gas hob;



## BEDROOM ONE

**13' 1" x 15' 1" (4.01m x 4.62m)**

The main bedroom is located off the first-floor landing with two uPVC double-glazed windows to the front aspect, fitted with plantation shutters. This bedroom offers carpeted flooring; two double-panel radiators; two pendant light fittings; a period cast iron fireplace and a wooden panelled door with glazed inserts leading to the landing.



## BEDROOM TWO

**9' 8" x 6' 9" (2.97m x 2.08m)**

The second bedroom is also located on the first-floor with uPVC double-glazed window to the rear aspect, a period cast iron fireplace, carpeted flooring; a pendant light fitting; a double panel radiator and an ethernet connection providing the highest available internet speeds.



## BATHROOM

**5' 10" x 7' 6" (1.79m x 2.31m)**

The bathroom is located off the first-floor landing, with a frosted glass uPVC double-glazed window to the rear aspect. The bathroom offers tiled flooring and part tiled walls; recessed spotlighting; a wall-mounted vertical radiator; a built-in storage cupboard housing the combi boiler; a wall-mounted hand wash basin with storage under and a wall-mounted mirror-fronted cabinet over with LED lighting; a low-level WC; and a panelled bathtub with glazed screen and chrome thermostatic shower system over.



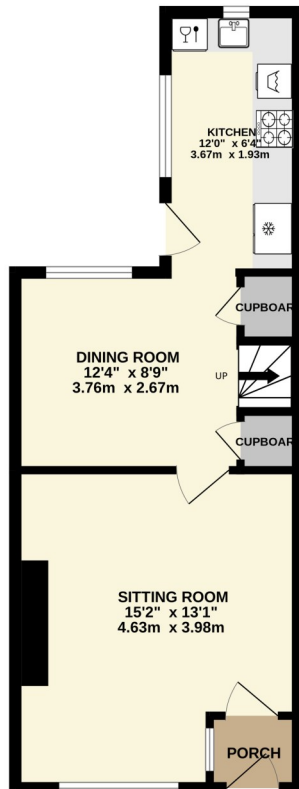
## EXTERNAL

The front and rear gardens have been re-paved by the current owners with Indian sandstone paving. The front garden is enclosed to the front aspect by a low-level picket fence with gate allowing access. The front garden is stocked with a range of mature shrubs. Parking to the front of the property is residents' permit parking, with guest passes available for visitors.

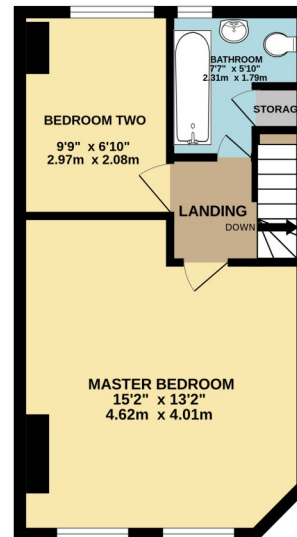


To the rear of the property the low maintenance rear patio garden is enclosed to the side by a high level brick wall and to the rear by timber fencing with a timber gate allowing access to the communal rear alley for bin storage. The rear garden offers an external tap and a storage shed which the vendors intend to leave for the buyer use. The owners are also happy to leave their external wrought iron table and chairs.

GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 747sq.ft. (69.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# COMMON QUESTIONS

- 1. When was this property built?** The vendors have advised that the property was built around 1905.
- 2. When did the current owners purchase the property?** The current owners purchased the property in July 2016.
- 3. Who lives in the neighbouring properties?** The owners have advised that the neighbours comprise pleasant owner-occupiers on one side and a family renting on the other.
- 4. Is the property freehold or leasehold?** The owners have advised that the property is freehold. Your legal advisor will be able to confirm this.
- 5. What is the internet speed like in this location?** Full fibre to the property is available in this location. The vendor has advised that, with certain providers, speeds of up to 1GB upload and download may be achievable. An Ethernet cable has also been installed to bedroom two for convenience.
- 6. Has any work been carried out at the property?** The property has been fully modernised by the current owners. Improvements include engineered oak flooring, replacement internal doors throughout, a new front door and rear stable door, replacement of the flat roof over the kitchen, and landscaping of the rear garden, which has been lowered.
- 7. What are the current owners' favourite aspects of the property?** The current owners have highlighted the front aspect of the property, the suntrap rear garden, and the spacious master bedroom as particular favourites.
- 8. Has the boiler been serviced recently?** Yes, the boiler was serviced in July 2025.
- 9. What is the council tax for the property?** The property falls under Trafford Council and is in Band C, currently £2,035.34 per annum.
- 10. Is there access to the loft, and is it boarded?** Yes, there is a loft hatch on the first-floor landing. The loft is boarded for storage and includes a pull-down ladder.
- 11. Are the current owners willing to sell any furniture?** The owners have advised that they would be willing to sell the majority of the furniture. The sale will include all white goods, as well as an outdoor table, chairs, and a storage box.