

Lawrence Road, Altrincham, WA14

Asking Price Of £360,000



Property Features

- Three Bedroom Period Terrace
- Catchment Area for Outstanding Altrincham Schools
- Original Features
- Ideal Family Home or Investment
- Highly Sought After Location
- Nearby Transport Links to Manchester City Centre
- Short Walk to John Leigh Park
- Gas Central Heating and Double Glazing Throughout
- Well Presented Throughout



Full Description

This charming three bedroom mid-terraced property is perfect for a first time buyer or the professional couple. Ideally located in a highly sought-after residential area close to John Leigh Park and Trafford's renowned schools.



This property briefly comprises of a spacious living room with original floorboards and period fireplace, leading into a bright dining kitchen, good sized rear garden and on street parking. To the first floor are two bedrooms and modern bathroom suite. To the second floor is a large double bedroom, which is currently being used as a home-office.



LOUNGE

14' 1" x 12' 6" (4.3m x 3.83m)

Great sized living area benefitting from a large double glazed window overlooking the front exterior. Original wooden floorboards, beautiful cast iron period fireplace and neutral décor. The room also benefits from a television point, plantation shutters and overhead pendant light fitting.



BREAKFAST-KITCHEN

13' 1" x 12' 6" (4.01m x 3.83m)

The breakfast kitchen is located at the rear of the property with a uPVC double glazed window overlooking the rear garden. This room offers tiled flooring; a uPVC double glazed door to the rear garden; cast iron radiator; splash back tiling and a ceiling mounted light fitting. In addition the kitchen is fitted with a range of matching base and eye level storage units with wooden worktops over; there is a recessed ceramic one bowl sink unit with a chrome mixer tap over; space and plumbing for a washing machine and fridge-freezer; plus an electric oven with electric hob and extractor fan over.



MASTER BEDROOM

12' 6" x 10' 2" (3.82m x 3.1m)

The spacious master bedroom is located off the first floor landing with a uPVC double glazed window to the front aspect, with fitted plantation shutters. This room benefits from original wooden floorboards; a pendant light fitting; double panel radiator and plenty of space for a king size bed and wardrobes.



BEDROOM THREE

10' 5" x 7' 10" (3.2m x 2.4m)

The third bedroom is a good sized single bedroom, also located off the first floor landing with a uPVC double glazed window to the rear aspect; this room also offers original wooden floorboards; a pendant light fitting; a double panel radiator.



BATHROOM

16' 1" x 4' 4" (4.92m x 1.33m)

The bathroom is fitted with a contemporary four piece white suite, comprising of: wall mounted hand wash basin with storage under with chrome mixer tap; low-level WC; paneled bath with chrome mixer tap; shower cubicle with glazed screen and chrome electric shower system. This room offers fully tiled floor and part tiled walls; wall mounted heated towel rail; built in storage cupboards with shelving; and a double glazed frosted glass window to the rear aspect.



BEDROOM TWO

12' 7" x 9' 3" (3.84m x 2.82m)

The spacious second bedroom is located on the second floor offers a large uPVC double glazed window to the front aspect fitted with plantation shutters; original wooden floorboards; pendant light fitting; built in wardrobes providing hanging and shelving space; a double panel radiator; eave storage space and ample room for a double bed, chest of drawers and bedside tables.



EXTERNAL

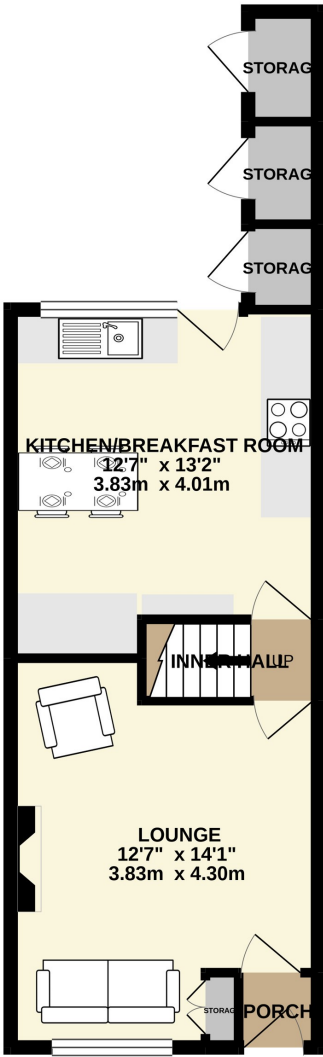
To the rear of the property is a good sized garden. The garden is enclosed on three sides by timber panelled fencing; there is a paved patio area adjacent to the house and a paved path leading up the garden. The garden is largely paved with the end of the garden laid to lawn and there is a brick built out-house located to the rear of the house for external storage. There is also access via a gate to alley between the terraces for bins.



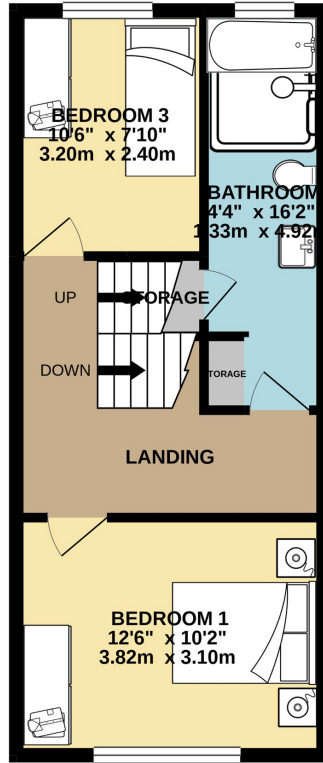
To the front of the property lies a charming front garden with mature shrubs. The road allows for on street residents parking.



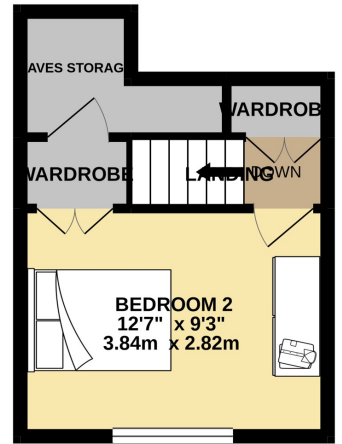
GROUND FLOOR
410 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



2ND FLOOR
196 sq.ft. (18.2 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.8 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		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

COMMON QUESTIONS

1. When was this property built? The vendors have advised us that this property was built in 1897, which is towards the end of the Victorian era.

2. Is this property freehold or leasehold? This property is freehold, there is no service charge or ground rent payable.

3. Who lives in the neighbouring properties? The owners have informed us that the local houses are mostly occupied by professional couples and families. There is a mixture of owner occupied and rented properties, as you can see all are well looked after and this is a welcoming and friendly community.

4. Which items will be included in the sale price? The owners are happy include the oven, fixtures and fittings and fridge in the sale price.

5. How much do the utility bills cost? Council tax for this property is band C, which is around £1,461pa. The current owners are paying around £130pcm for their water, electric and gas combined. This will of course depend on personal usage.

6. What is the internet speed like in this location? The owners have advised they have super-fast fiber optic broadband.

7. Is this property listed or in a conservation area? Yes, this property is located within a current conservation area.

8. How soon could a purchase be completed? The vendors will be buying onwards, they aim to secure on onward purchase once their home is under offer and chain details will be conveyed to the buyer. The vendors have their finances in order and will be looking to move as swiftly as possible.

9. Does the property have a sky dish? Yes, this property does have sky dish.

10. Which aspects of this property has the owner most enjoyed? The owners have advised us that their favourite aspects of this property are: The character and charm the property has with its original features; quiet and friendly neighbourhood with a real sense of community and the proximity to Altrincham, John Leigh Park and Trafford's renowned schools.