



## 59 LAWRENCE ROAD | ALTRINCHAM

£360,000

An attractive period terraced house with superbly proportioned accommodation arranged over three floors. Retaining much of the original character and charm. An opportunity to remodel to individual taste. Highly sought after location positioned within close proximity to Altrincham town centre and John Leigh park. Briefly comprising entrance vestibule, spacious sitting room with feature fireplace, dining kitchen, utility room, bathroom/WC and three double bedrooms. PVCu Double glazing. Courtyard garden.

POSTCODE: WA14 4EL

## DESCRIPTION

Lawrence Road is positioned within the Linotype Conservation Area with 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 natural wood flooring, tall ceilings and panelled doors complemented by PVCu double glazing. Although obviously well cared for the property has reached the stage where modernisation is required and presents an ideal opportunity to remodel to individual taste.

The superbly proportioned accommodation is approached beyond an entrance vestibule which opens onto a spacious sitting room with the focal point of a traditional style fireplace surround. Toward the rear there is a dining kitchen which in turn leads onto a utility room with access to the rear garden and completing the ground floor is a fitted bathroom/WC.

At first floor level there are two excellent double bedrooms with built-in wardrobes whilst to the second floor a further double bedroom benefits from commanding tree lined views.

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 paved terrace. There is also the benefit of a permit parking scheme.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE VESTIBULE

Opaque PVCu double glazed/panelled front door. Space for hanging coats and jackets. Opaque glazed/panelled door to:

#### SITTING ROOM

**13'8" x 12'6" (4.17m x 3.81m)**

Traditional style fireplace surround with marble insert and gas fire set upon a marble hearth. PVCu double glazed window to the front. natural wood flooring. Two wall light points.

#### INNER HALL

Staircase to the first floor.

#### DINING KITCHEN

**12'11" x 12'6" (3.94m x 3.81m)**

Built-in pantry unit with shelving and drawers beneath. PVCu double glazed window to the rear. Quarry tiled floor. Dado rail. Wall mounted gas fire.

#### UTILITY ROOM

**5'6" x 5'4" (1.68m x 1.63m)**

Opaque PVCu double glazed/panelled door to the rear courtyard. Recess for an automatic washing machine. Dado rail.



## BATHROOM/WC

**7'1" x 5'6" (2.16m x 1.68m)**

Fitted with a suite comprising panelled bath with mixer/shower tap, pedestal wash basin and low-level WC. Wall mounted gas boiler. Opaque PVCu double glazed window to the side. Parquet wood flooring. Wall mounted electric heater.

## FIRST FLOOR

### LANDING

Spindle balustrade staircase to the first floor. Natural wood flooring.

### BEDROOM ONE

**12'6" x 12' (3.81m x 3.66m)**

Built-in wardrobe containing hanging rail and shelving. PVCu double glazed window to the front. Natural wood flooring. Wall mounted gas fire.

### BEDROOM TWO

**12'6" x 9'10" (3.81m x 3.00m)**

Built-in wardrobe containing hanging rail and shelving. PVCu double glazed window to the rear. Natural wood flooring. Wall mounted gas fire.

## SECOND FLOOR

### LANDING

Roof light.

### BEDROOM THREE

**12'8" x 11'9" (3.86m x 3.58m)**

PVCu double glazed window to the front. Wall mounted gas fire.

### OUTSIDE

A permit parking scheme is in operation.

### 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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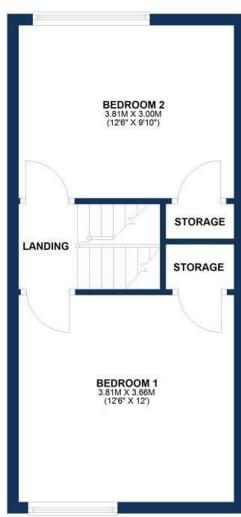
**GROUND FLOOR**  
APPROX. 36.9 SQ. METRES (418.4 SQ. FEET)



TOTAL AREA: APPROX. 84.4 SQ. METRES (908.1 SQ. FEET)

Floorplan for illustrative purposes only

**FIRST FLOOR**  
APPROX. 32.0 SQ. METRES (345.0 SQ. FEET)



**SECOND FLOOR**  
APPROX. 13.4 SQ. METRES (144.7 SQ. FEET)



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