



**75 LAWRENCE ROAD | ALTRINCHAM**

**£399,950**

\*\*\*NO ONWARD CHAIN\*\*\* A superbly proportioned three bedroom terraced property ideally positioned within close proximity to Altrincham town centre and with John Leigh Park on the doorstep. The accommodation briefly comprises large enclosed porch area, welcoming entrance hall, front sitting room plus dining kitchen to the rear with access to the gardens, three well proportioned bedrooms and bathroom with separate WC. To the front of the property is a flagged footpath with adjacent lawned gardens whilst to the rear the gardens are paved for easy maintenance and have an adjacent driveway providing off road parking and access to the integral garage. Viewing is highly recommended to appreciate the proportions and position of the property.

POSTCODE: WA14 4EL

## DESCRIPTION

Lawrence Road is positioned within the Linotype conservation area with properties of varying design combining to create an attractive setting. Approximately 1/2 mile distant 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 position is also ideal being in the catchment area of highly regarded primary and secondary schools. In addition 100 yards to the South is John Leigh Park with tennis courts and recreation areas.

This property is well proportioned throughout and needs to be seen to be appreciated. Upon entering the property there is a large enclosed porch with fitted cloaks cupboard and this space leads onto the welcoming entrance hallway. Positioned to the front of the property is a large sitting room with focal point of a cast iron fireplace whilst towards the rear of the property is a fitted dining kitchen with access to the rear gardens. To the first floor there are three well proportioned bedrooms, two of which benefit from fitted wardrobes and all are serviced by the bathroom with separate WC.

Externally to the front of the property is a flagged footpath with adjacent lawned gardens with well stocked flower beds. To the rear of the property the gardens are accessed via the dining kitchen and are paved for easy maintenance. Adjacent to the rear gardens is a driveway providing off road parking and accessed to the integral garage.

A superb family home in an ideal position and viewing is highly recommended.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

PVCu double glazed front door. Large cloaks cupboard. Door to:

#### ENTRANCE HALL

14'6" x 6'5" (4.42m x 1.96m)

With glass panelled doors. Radiator. Stairs to first floor. Under stairs storage cupboard. Door to integral garage.

#### SITTING ROOM

12'2" x 11'10" (3.71m x 3.61m)

With PVCu double glazed window to the front. Focal point of a cast iron fireplace. Radiator. Television aerial point. Telephone point.

#### DINING KITCHEN

12'11" x 10'3" (3.94m x 3.12m)

Fitted with a comprehensive range of wall and base units with work surface over incorporating 1 1/2 bowl sink unit with drainer. Integrated oven/grill plus four ring gas hob with extractor hood over. Space for fridge and freezer. Plumbing for washing machine. PVCu double glazed door and window to the rear providing access to the rear garden. Laminate flooring. Tiled splashback. Radiator. Space for dining suite.

### FIRST FLOOR

#### LANDING

Airing cupboard.



## BEDROOM 1

12'5" x 12'2" (3.78m x 3.71m)

With PVCu double glazed window to the front. Fitted wardrobes. Radiator.

## BEDROOM 2

12'4" x 10'10" (3.76m x 3.30m)

With PVCu double glazed window to the rear. Fitted wardrobes. Radiator.

## BEDROOM 3

8'2" x 7'0" (2.49m x 2.13m)

PVCu double glazed window to the front. Radiator.

## BATHROOM

6'0" x 5'0" (1.83m x 1.52m)

With a suite comprising panelled bath, wash hand basin. Tiled splashback. Opaque PVCu double glazed window to the rear. Heated towel rail.

## SEPARATE WC

With WC and opaque PVCu double glazed window to the rear.

## OUTSIDE

To the front of the property the flagged footpath benefits from adjacent lawned gardens with well stocked flower beds. To the rear and accessed via the dining kitchen the gardens are paved for easy maintenance and have an adjacent driveway providing off road parking and leading to:

## GARAGE

20'2" x 8'2" (6.15m x 2.49m)

With up and over door to the front. Light and power. Wall mounted combination gas central heating boiler which is approximately 9 years old.

## SERVICES

All main services are connected.

## POSSESSION

Vacant possession upon completion.

## COUNCIL TAX

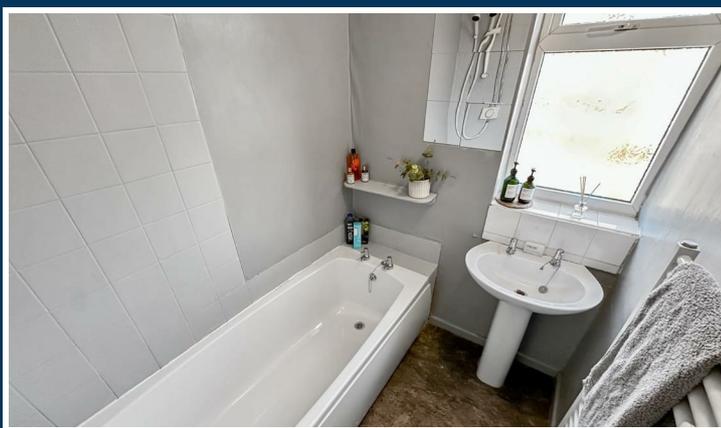
Trafford Band "B"

## TENURE

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

## NOTE

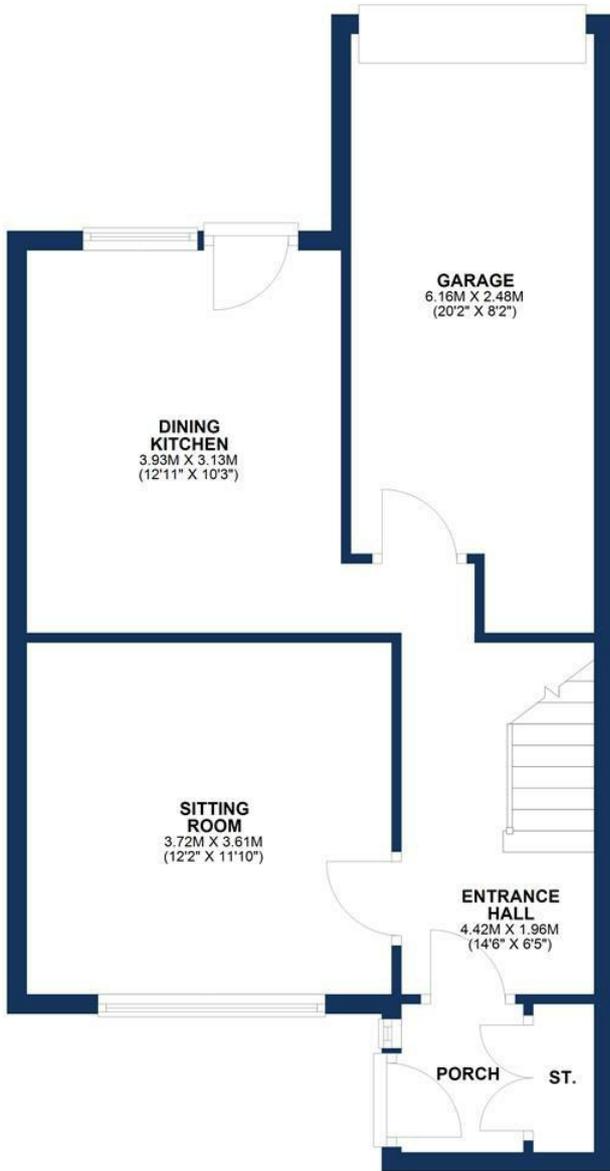
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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### GROUND FLOOR

APPROX. 52.9 SQ. METRES (569.5 SQ. FEET)



### FIRST FLOOR

APPROX. 44.2 SQ. METRES (475.8 SQ. FEET)



TOTAL AREA: APPROX. 97.1 SQ. METRES (1045.3 SQ. FEET)

Floorplan for illustrative purposes only



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