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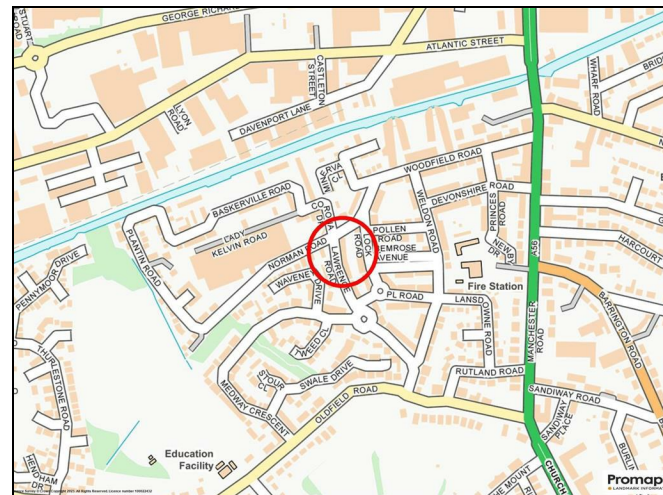
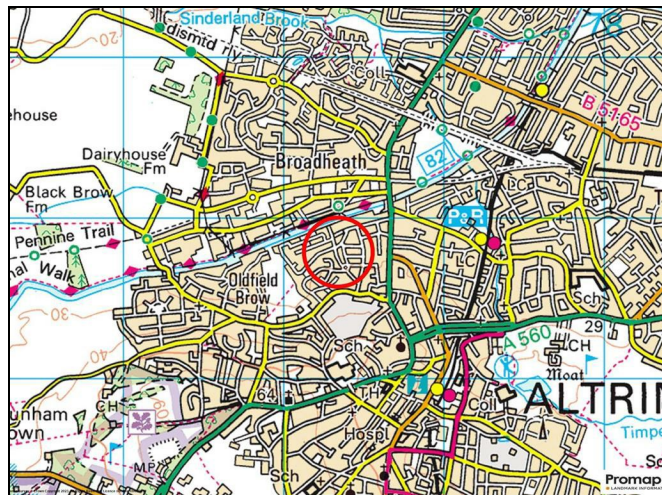


INDEPENDENT ESTATE AGENTS

location



From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre, past the railway station and through a set of traffic lights into Barrington Road. At the end of Barrington Road turn left on to the main A56 Manchester Road and take the second right turning onto Oldfield Road. Take the second right turn again into Lawrence Road where the property will be found towards the end of the road on the right and side.



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	50

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



INDEPENDENT ESTATE AGENTS

27 Lawrence Road Altrincham, WA14 4EL



A BEAUTIFULLY PRESENTED PERIOD TERRACED PROPERTY, WALKING DISTANCE TO ALTRINCHAM TOWN CENTRE AND WITH THE OPEN SPACE OF JOHN LEIGH PARK ON THE DOORSTEP. 900SQFT

Lounge. Dining Kitchen. Three Bedrooms. Bathroom. Gardens. Permit Parking

£425,000

in detail



A most attractive Period Terrace property located within the ever popular Linotype Conservation Area with the open space of John Leigh Park on the doorstep and within walking distance of Altrincham Town Centre, its facilities, the Metrolink and the popular Market Quarter.



The property has accommodation arranged over Three Floors and is stylishly presented throughout with high specification kitchen and bathroom fittings, providing a Lounge and Dining Kitchen to the Ground Floor and Three Bedrooms and a Bathroom over the Two Upper Floors.

Externally, there is on street Residents Permit Parking, an appealing rear Courtyard Garden with patio, lawn and useful outbuildings.

Comprising:

Entrance door to Entrance Vestibule.

Lounge with wood flooring, fireplace feature and a wide window to the front.

The Dining Kitchen has recently been refitted and has a window and French door enjoying an aspect of giving access to the garden. Parquet design flooring.

The Kitchen is fitted with an extensive range of laminate fronted units arranged around a central island unit incorporating a breakfast bar and induction hob. Further integrated oven, fridge freezer, dishwasher, washing machine and drinks fridge.

First Floor Landing serving Two Bedrooms and the Bathroom

Bedroom One has a wide window to the front and natural wood flooring.

Bedroom Two overlooks the rear and is currently utilised as a Home Office.

To the Second Floor is Bedroom Three, another delightful Double Bedroom located under the eaves of the property with attractive sloping ceilings, with a wide window to the front and wood flooring. Built in wardrobe and extensive under eaves storage space.

The Bedrooms are served by a stylishly appointed Bathroom positioned to the First Floor, cleverly designed with a white suite of bath, wet room style shower area, wash hand basin with vanity unit and WC. Extensive tiling to the floor. Window to the rear. Built in toiletry and storage cupboards.

Externally, the property enjoys a Garden frontage, whilst the Garden to the rear is attractively laid out with stone paved patio enclosing a lawned area, retained within brick walling and timber fencing.



Useful brick-built Garden Stores.

Multipaned double glazing. Gas central heating.



A fantastic example of a most popular style of property.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 900 Sq. Feet
(inc. External Storage) = 83.6 Sq. Metres

