



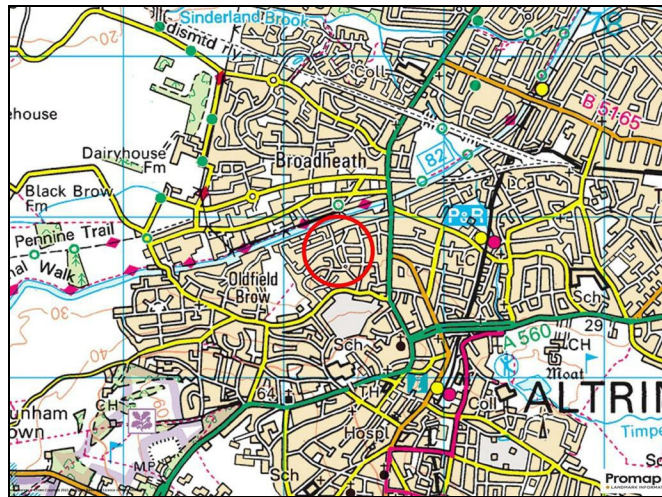
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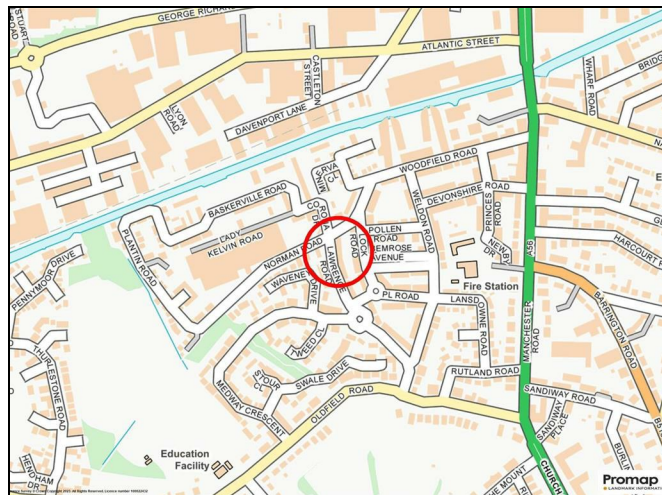


INDEPENDENT ESTATE AGENTS

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



WATERSONS

INDEPENDENT ESTATE AGENTS

# 31 Lawrence Road Altrincham, Cheshire, WA14 4EL



**A RECENTLY UPDATED AND IMPROVED VICTORIAN TERRACED PROPERTY, WALKING DISTANCE TO ALTRINCHAM TOWN CENTRE AND WITH THE OPEN SPACE OF JOHN LEIGH PARK ON THE DOORSTEP. 964QFT**

**Porch. Lounge. Dining Room. Extended Kitchen. Three Bedrooms. Bathroom. Courtyard and Garden. Permit Parking. No Chain!**

**£425,000**

# in detail



A comprehensively updated and improved Victorian Terrace forming part of the popular Linotype Conservation Area and having accommodation arranged over Three Floors, extending to approximately 964 square feet.

The property has been updated and improved with high specification kitchen and bathroom fittings and is literally ready to move into with the minimum of fuss, offered for sale with no chain.

The location is ideal 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 accommodation provides an Entrance Vestibule leading into the Lounge with window to the front.



An Inner Lobby has a staircase to the First Floor then leads further into the Dining Room with French doors onto the rear garden. A door leads through to the:

Extended Kitchen also with French doors onto the Garden and with a window overlooking the same. The Kitchen is fitted with a range of high gloss fronted units with integrated oven, hob, extractor fan, fridge freezer, dishwasher and washing machine.

Over the Two Upper Floors are Three Bedrooms, Two Double and a Single, ideal to be utilised as a Home Office.

These Bedrooms are served by the stylish Family Bathroom fitted with a white suite and chrome fittings, with shower over the bath and extensive tiling to the walls and floor.

Externally, there is a Resident's Permit Parking scheme in place and garden frontage.

To the rear, there is a paved Courtyard area with lawned Garden beyond, accessed via the French doors from the dining room and kitchen.

A superb example of a popular style of property, offered for sale with no chain.

- Freehold
- Council Tax Band C



Approx Gross Floor Area = 964 Sq. Feet  
= 89.55 Sq. Metres

