



\*\*\*\* An attractive three DOUBLE bedroom terrace home arranged over three floors and located within a few minutes walk to John Leigh Park and with easy reach into Altrincham Town Centre \*\*\*\* This stunning home sits within the conservation area and is one of the larger designs on Lock Road. Benefitting from a spacious lounge to the front, a fitted kitchen, utility room and a modern three piece bathroom to the ground floor. To the first floor there are two double bedrooms both with built in storage and a further double bedroom with large eaves storage to the third floor. Externally there is a small garden to the front of the property and a sun drenched 'L' shaped courtyard to the rear. Located on a very popular road, overlooking the green you are just a short distance away from excellent network and transport links and within the catchment for excellent schooling. The property is gas central heated and double glazed throughout. Viewings are by appointment only and can be arranged by contacting the office.





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**Lock Road**  
Altrincham WA14 4HD

### **Entrance Hallway**

Upvc door with glass window to the front, ceiling light point, carpeted flooring and door into the lounge.

### **Lounge**

Large double glazed window to the front fitted with shutters, carpeted flooring, wall mounted radiator, ceiling light point, television point and plug points. Decorative chimney breast with tiled hearth. Door into the landing with stairs to the first floor and access into the kitchen/diner.

### **Landing**

Carpeted flooring and stairs to the first floor.

### **Kitchen/Diner**

Fitted with range of Shaker style wall and base unit cupboards and roll top work surfaces with tiled splash backs. Tiled flooring, ceiling spot lights, under cupboard lighting, double glazed window to the rear, wall mounted radiator, plug points, sink with drainer and mixer tap, understairs storage and access into the utility and bathroom. Built in four ring gas hob and electric oven.

### **Utility room**

Shaker style eye level units, roll top work surface and tiled splash backs. Space for a washing machine, tumble drier and fridge freezer. Tiled flooring, ceiling light point, plug points and door to the rear.

### **Bathroom**

A modern fitted white three piece suite with large shower cubicle, wall hung handwash basin and pedestal W.C. Ceiling light point, tiled floor wall the shower and sink are on, wall mounted radiator, double glazed window to the side and recessed shelving.

### **First Floor Landing**

Carpeted flooring, ceiling light point and carpeted stairs to the second floor.

### **Bedroom One**

Carpeted flooring, large double glazed window to the front, ceiling light point, plug points, wall mounted radiator and storage cupboard.

### **Bedroom Two**

Carpeted flooring, large double glazed window to the rear, ceiling light point, plug points, wall mounted radiator, storage cupboard and boiler fitted within a cupboard.

### **Second floor landing**

Carpeted stairs and landing, ceiling light window, sky light and access to eaves storage.

### **Bedroom Three**

Laminate flooring, large double glazed window to the front, ceiling light point, plug points and storage cupboard.

### **Externally**

To the front of the property there is a paved path leading to the front door and a mature garden filled with seasonal flowers and shrubs. To the rear there is an 'L' shaped paved rear yard that benefits from the sun at different parts throughout the day. Wooden gate to access the rear.





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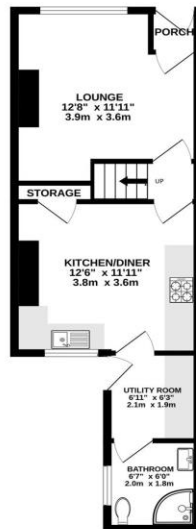
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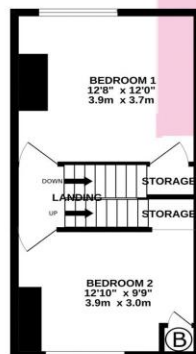
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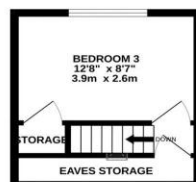
GROUND FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.9 sq.m.) approx.



2ND FLOOR  
170 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 903 sq.ft. (83.9 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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