



\*\*\*\*An attractive, 1900's mid terrace home arranged over three floors with plenty of space on offer, positioned next to John Leigh Park and within easy reach of Altrincham Town Centre\*\*\*\* This stunning home sits within the conservation area and is one of the larger designed homes within this location. Benefitting from a spacious lounge with wood log burner, a STUNNING fitted Wren kitchen, THREE bedrooms, a three piece family bathroom, outside W.C and utility space. Outside you will find a small garden to the front with a patio and to the rear a large outdoor space with a raised decked area when you can enjoy the sun. Located on a very popular road, 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.



**Entrance vestibule**

Composite door to the front, recessed floor mat and internal wooden door into the lounge.

**Lounge**

Laminate flooring, ceiling light point, double glazed window to the front, wall mounted radiator, wood log burner, plug points, television points, built in alcove cupboard and access to the stairs to the first floor and kitchen.

**Kitchen**

Fitted with a range of shaker style wall and base unit cupboards with granite worktops matching upstands and a solid wooden island. Integrated dishwasher, AEG electric hob set within the island, under counter electric oven and grill, sunken sink with pull out mixer tap and drilled drainer channels. Space for a double American style fridge freezer. Wood effect tile flooring, ceiling light point, double glazed window and composite door with transom window to the rear. Wall mounted radiator, plug points, television point and storage cupboard with combi boiler.

**Outdoor W.C and Utility**

Upvc door, double glazed window, ceiling light point, pedestal W.C and plumbing and plug points for a washer and a dryer.

**First Floor Landing**

Carpeted stairs and landing, ceiling light point, plug points, wall mounted radiator and access to first floor rooms.

**Second Floor Landing**

Carpeted stairs and landing, two Velux windows, ceiling light point and access to the top floor bedroom.

**Bedroom One**

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

**Bedroom Two**

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

**Bedroom Three**

Carpeted flooring, ceiling light point, double glazed window to the rear and plug points.

**Bathroom**

Three piece bathroom suite with bath with shower over, handwash basin mounted on a vanity unit and pedestal W.C. Vinyl flooring, tiled walls, ceiling light point, double glazed window to the rear, Velux window and wall mounted towel radiator.

**Externally**

To the front of the property there is a low maintenance garden with plants and shrubs and a patio area. Steps with iron hand rail to the front door. To the rear there is a spacious garden with a paved patio area and raised deck area.





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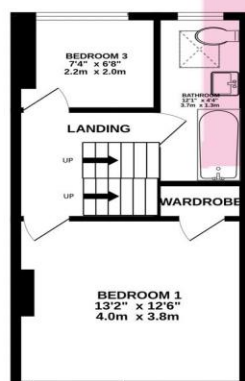
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GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



2ND FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 905 sq.ft. (84.0 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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