



## 41 LOCK ROAD | ALTRINCHAM

£445,000

A superbly proportioned & immaculately presented Victorian terraced house in a sought after location. The accommodation briefly comprises entrance hall with access to the sitting room opening onto a dining room with French windows to the rear gardens, fitted breakfast kitchen with integrated appliances, cloakroom/WC, two spacious double bedrooms, bedroom three/study and bathroom/WC with separate shower enclosure. Stone paved rear courtyard. Loft conversion potential for 4th bedroom subject to approval.

POSTCODE: WA14 4HB

## DESCRIPTION

Lock Road is positioned within the Linotype Conservation Area with period properties of varying design combining to create an attractive setting. Approximately a ½ mile distant is the shopping centre of the market town of Altrincham with its highly popular Market Hall containing 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 location is also ideal being within the catchment area of highly regarded primary and secondary schools. In addition, a few hundred yards to the south is John Leigh Park with tennis courts and recreation areas.

The immaculately presented accommodation is approached beyond a wide entrance hall providing access to the reception rooms, WC and breakfast kitchen. Positioned towards the front is the sitting room with attractive bay window and opens onto the dining room with double opening French windows to the stone paved courtyard. To the rear the recently re-fitted breakfast kitchen is fitted with a range of shaker style units and integrated appliances. At first floor level there are two superbly proportioned double bedrooms and a single bedroom/study served by an excellent bathroom/WC complete with separate shower enclosure.

Externally a delightful partly walled courtyard with stone paved terrace is ideal for entertaining during the summer months and also provides gated access to the rear.

## ACCOMMODATION

### GROUND FLOOR

#### COVERED PORCH

Pitched tiled roof. External wall light point.

#### ENTRANCE HALL

Approached through a glazed/panelled hardwood front door with transom light above. Spindle balustrade staircase to the first floor. Understairs storage cupboard. Laminate wood flooring. Cornice. Radiator.

#### CLOAKROOM/WC

White/chrome wall mounted wash basin and low level WC. Laminated wood flooring. Radiator.

#### SITTING ROOM

**13'5" x 12'0" (4.09 x 3.66)**

PVCu double glazed bay window to the front. Built in alcove cupboards and shelving above. Laminate wood flooring. Cornice. Picture rail. Radiator. Wide opening to:

#### DINING ROOM

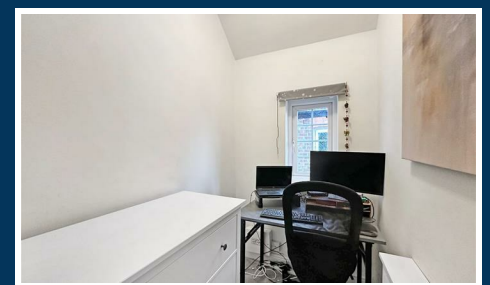
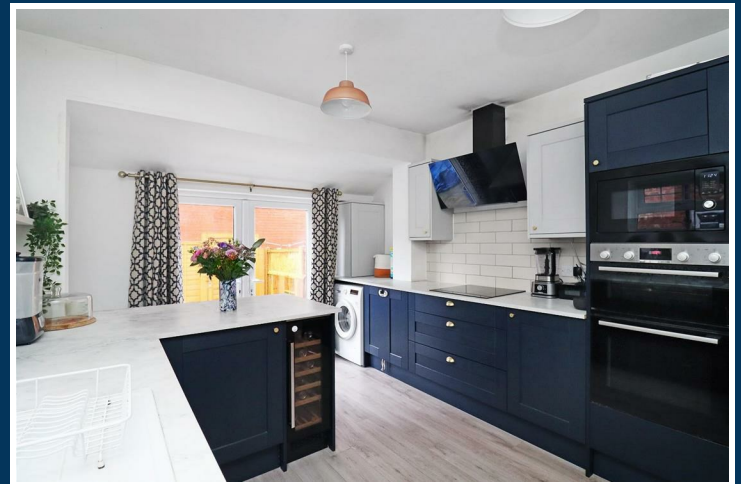
**11'5" x 12'7" (3.48 x 3.84)**

Positioned to the rear and ideal for formal entertaining. Double opening PVCu french windows and matching double glazed transom light above. Laminate wood flooring. Cornice. Picture rail. Radiator.

#### KITCHEN

**14'8" x 10'6" (4.47m x 3.20m)**

Recently re-planned/installed and fitted with a range of shaker style units beneath heat resistant work surfaces and inset composite drainer sink with mixer tap and tiled splash-back. Integrated appliances include an electric fan double oven/grill/microwave, four ring induction hob with contemporary canopy extractor fan above, integrated fridge/freezer and dishwasher. recess and plumbing for washing machine and recess for condensing dryer. Two PVCu double glazed windows to the side. Tiled floor. Contemporary vertical radiator. PVCu double glazed/panelled door to the rear courtyard. Cupboard housing the wall mounted Worcester gas central heating boiler.



## FIRST FLOOR

### LANDING

Spindle balustrade. Access to the partially boarded loft space via a folding ladder. Comice. Radiator.

### BEDROOM ONE

15'6" x 11'5" (4.72 x 3.48)

A spacious full width master bedroom with two PVCu double glazed windows to the front. Fitted alcove wardrobes. Comice. Two radiators.

### BEDROOM TWO

11'6" x 10'6" (3.51 x 3.20)

PVCu double glazed window to the rear. Fitted wardrobe. Picture rail. Radiator.

### BEDROOM THREE

7'6" x 4'6" (2.29 x 1.37)

Currently used as a study. PVCu double glazed window to the side. Laminate wood flooring. Radiator.

### BATHROOM/WC

10'6" x 6'5" (3.20 x 1.96)

Fitted with a traditional white/chrome suite comprising free standing claw foot bath with mixer/shower tap, pedestal wash basin and low level WC. Corner shower enclosure with thermostatic rain shower. Opaque PVCu double glazed window to the rear. Tiled floor. Tiled walls. Recessed low voltage lighting. Extractor fan. Chrome heated towel rail.

### OUTSIDE

Partially walled courtyard garden to the front and stone paved terrace to the rear.

### SERVICES

All mains services are connected.

### POSSESSION

Vacant possession on completion.

### TENURE

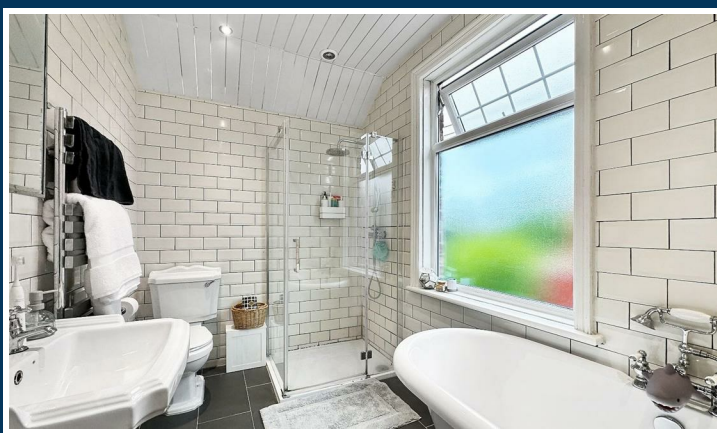
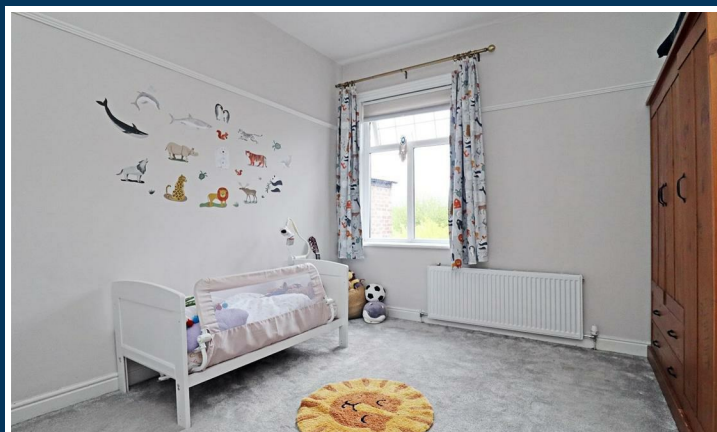
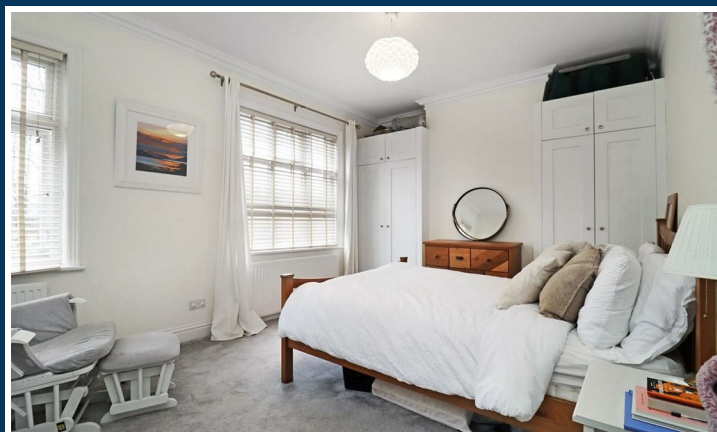
We are informed the property is Freehold. This should be verified by your solicitor.

### COUNCIL TAX

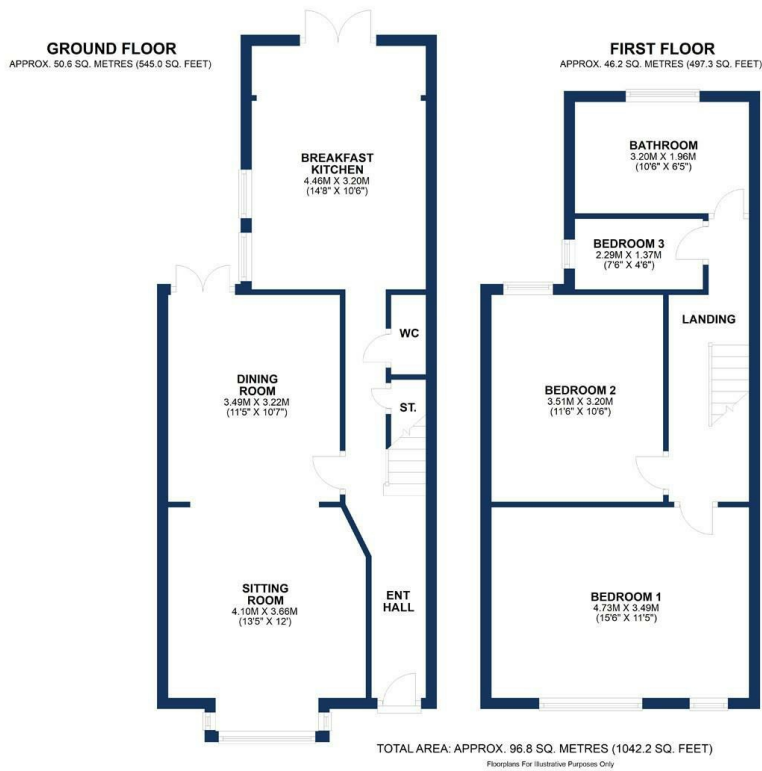
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### NOTE

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



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