

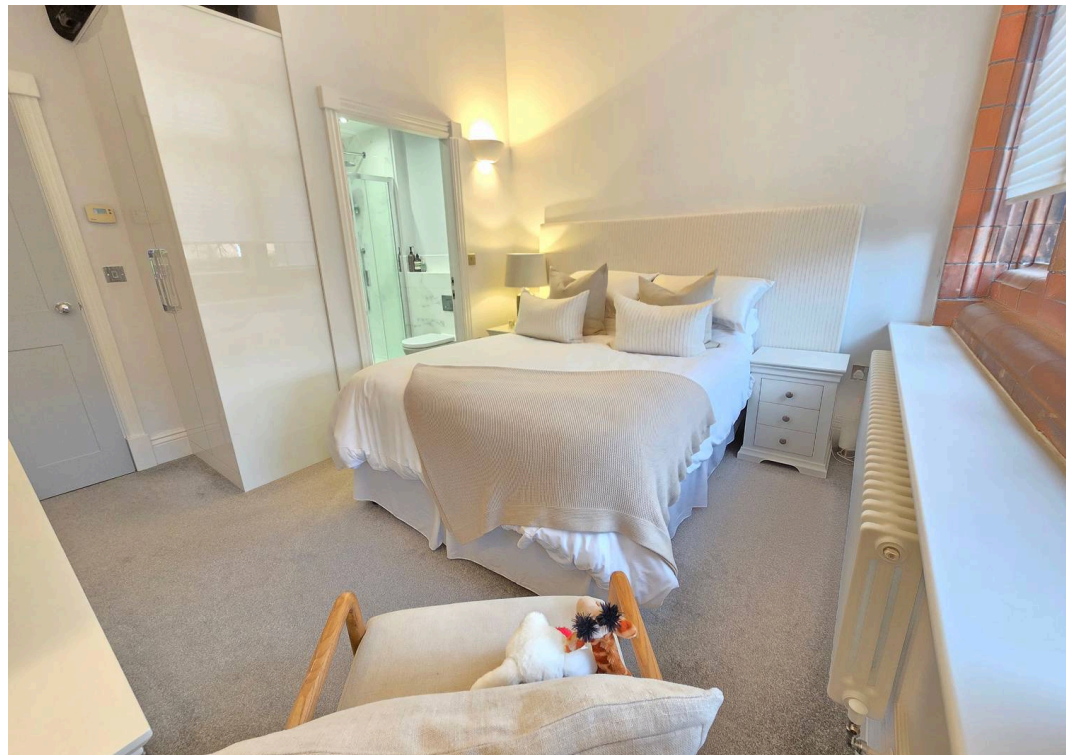
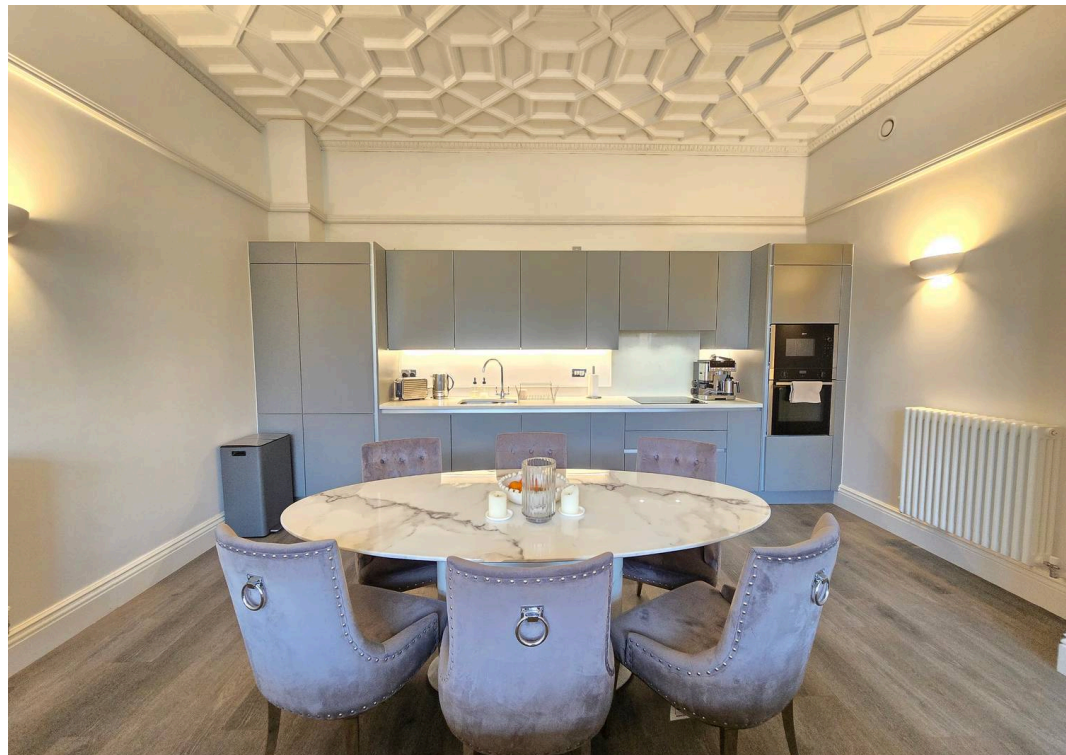


Apt 1, 2 Lawrence Road, Altrincham  
Altrincham

Guide Price £425,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# Apartment 1

2 Lawrence Road, Altrincham

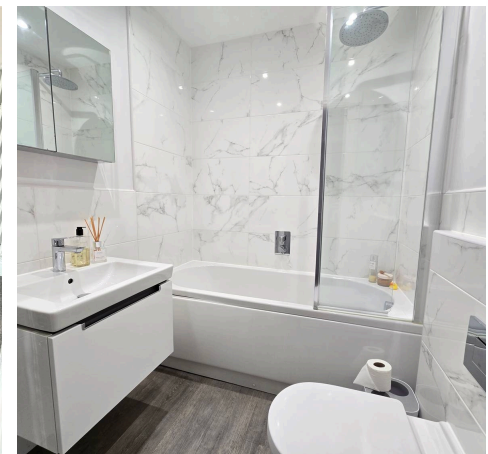
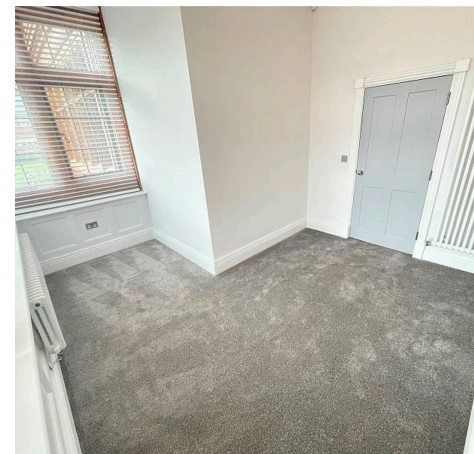
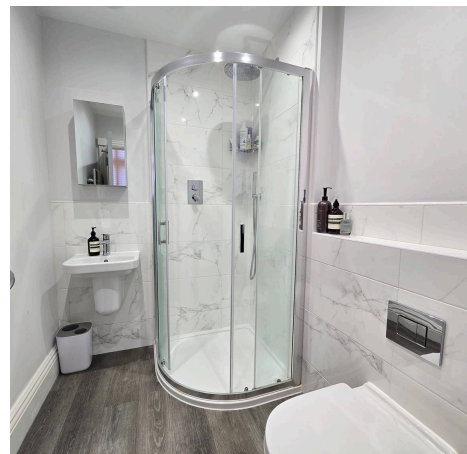
Immaculate 2-bed, 2-bath ground floor flat in historic Altrincham conversion. Modern kitchen, en suite, secure parking, close to town, parks and schools. No chain. Character and convenience. Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- NO ONWARD CHAIN
- IMMACULATEDLY PRESENTED
- GROUND FLOOR
- ALLOCATED PARKING BEHIND ELECTRONIC GATES
- CONVENIENT REACH OF ALTRINCHAM, JOHN LEIGH PARK AND DESIRABLE SCHOOLS
- WONDERFUL CONVERSION OF HISTORIC ALTRINCHAM BUILDING
- CLOSE TO CANAL TOWPATH WALKS
- TWO BEDROOMS
- TWO BATHROOMS
- OPEN PLAN LIVING ROOM/KITCHEN/DINER



## Apartment 1

2 Lawrence Road, Altrincham

Offered with no onward chain, this immaculately presented two-bedroom, two-bathroom ground floor flat forms part of a wonderful conversion of a historic Altrincham grade II listed building, combining period charm with modern convenience. The property is ideally positioned within convenient reach of Altrincham town centre, John Leigh Park and highly regarded schools, making it a superb choice for professionals, couples or small families seeking a well-connected lifestyle. Upon entering, you are welcomed into a wonderful entrance hall that leads to the large open plan living room, kitchen and dining area, which is thoughtfully designed to maximise both comfort and functionality. The living space is beautifully presented, featuring large windows that allow a high degree of natural light in to the room, while the contemporary kitchen is fitted with high-quality Neff appliances, sleek cabinetry and ample quartz work surfaces, perfect for both every-day living and entertaining.



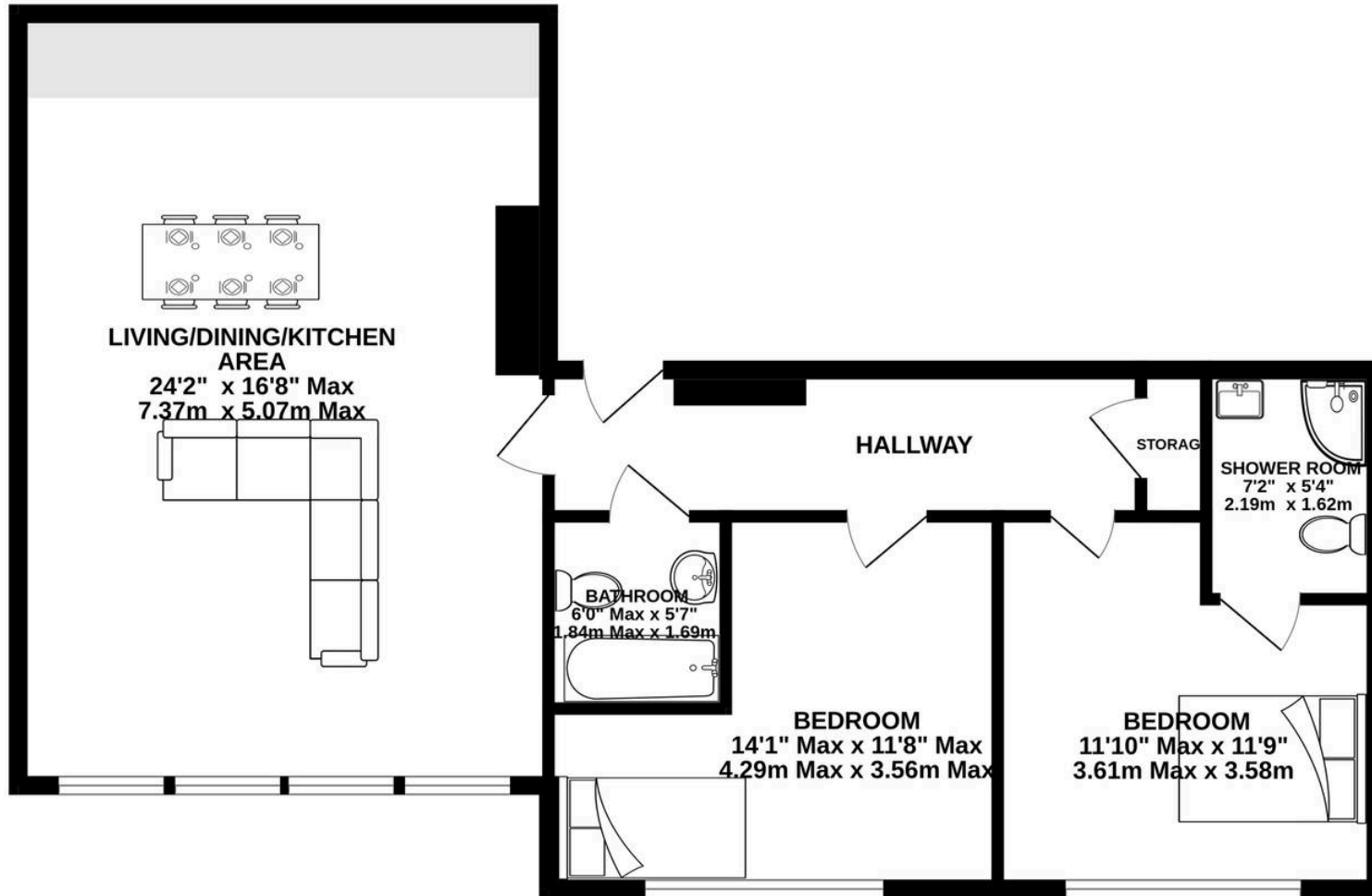
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The principal bedroom benefits from a stylish en suite shower room, while the second bedroom is equally well-proportioned and served by a modern family bathroom with elegant fixtures and fittings. The property is finished to a high standard throughout, with tasteful décor, quality flooring and attention to detail evident in every aspect. Secure allocated parking is provided behind electronic gates, and residents enjoy the added benefit of being close to picturesque canal towpath walks. This exceptional flat is set within a unique and characterful development that retains many original features, adding to its distinctive appeal. With its blend of historical character and contemporary style, as well as its superb location and excellent specification, this property represents an outstanding opportunity for those seeking a stylish, low-maintenance home in one of Altrincham's most desirable areas. Early viewing is highly recommended to fully appreciate the quality and lifestyle on offer.



GROUND FLOOR  
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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