



**GASCOIGNE  
HALMAN**

16, BOROUGH ROAD, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT





## 16, BOROUGH ROAD, ALTRINCHAM

NO ONWARD CHAIN! A charming period end of terrace home situated within an extremely popular and convenient location. The heart of Altrincham centre is just a few short steps away, with its various shops, amenities, fashionable restaurants and bars. Altrincham's bus/metrolink terminal also offers commuters a convenient facility to travel across Manchester! The property boasts, two reception rooms, a good size kitchen, two double bedrooms and a modern bathroom. Externally there is an enclosed garden and a hardstanding paved area beyond which offers further versatile outside space. Another distinct appeal is offered by further communal parking area to the rear which serves only a few of the terrace homes on Borough road.





Introducing a characterful period end of terrace property situated in the enviable central location of Borough Road, Altrincham. This two double bedroom house boasts an array of features that make it a standout property in the area.

Upon entering, you are greeted with a warm and welcoming atmosphere that is characteristic of a period property. The two receptions offer ample space for entertaining guests or simply relaxing with family. There is also a useful loft space which is accessed via a slingsby style drop down ladder. The property also benefits from a garden and off-road parking shared area to the rear.

The location of this property is truly exceptional, with the bustling shops, restaurants and fashionable bars of Altrincham all within walking distance. For those who commute, the Metrolink and bus terminal are conveniently located nearby.

The hardstanding area offers great potential for those looking to make further improvements to the property. This property is available for sale with no onward chain, making it an attractive option for those looking to move in quickly.

Overall, this property offers a fantastic opportunity to own a characterful period property in a sought-after central location. Don't miss out on the chance to make this house your home. Contact us today to arrange a viewing.

This property is perfect for a range of buyers and is just a stone's throw away from Stamford Park. The property offers private off-road parking and a spacious courtyard garden, all within walking distance of Altrincham town centre and Hale village. The property boasts a modern kitchen and bathroom, 2 double bedrooms and open plan living area.

You enter the property into a welcoming hallway, featuring period details, stairs leading to the first floor, an alarm panel, and access to the reception rooms.

The cozy lounge is enhanced by a charming decorative fireplace and built-in shelving in the alcoves for added storage. With a large front-facing window, the room enjoys a good degree of natural light. There's also a television connection point and an internet data socket located at the front of the room. The open-plan dining room, adjacent to the lounge, is bathed in light thanks to French doors that open onto the courtyard garden. This space comfortably fits a dining table and includes a spacious understairs cupboard for storing household essentials.

This modern, white kitchen is equipped with ample wall and base units for storage, and a breakfast bar overlooks the garden through one of the side windows. Features include an electric oven/grill, a gas hob with an extractor fan above, and space for a washing machine or dryer.

Located at the top of the stairs, the fully tiled bathroom includes a contemporary glass sink, a bath with a chrome shower overhead, a WC, and a mirrored storage cupboard with a towel rail.

The generously sized main bedroom spans the full width of the house and offers plenty of space for wardrobes and shelving around the chimney. Remote-controlled dimmable spotlights are installed on either side of the chimney, providing a cozy atmosphere in the evenings.

The second bedroom is well-equipped with a full wall of storage drawers, shelves, and wardrobe space. It's perfect as a dressing room, study, or child's bedroom, offering flexibility to suit your needs.

The property is in convenient reach of sought after renowned local schools for those with a small family. Some of those schools include Stamford Park Primary school and The Bollin primary school in Bowdon.

#### LOCATION

The transformation of Altrincham Town Centre has taken a major step forward, with new proposals set to revitalise the area. The regeneration of the Transport Interchange has improved accessibility both in and out of the town, whilst maintaining excellent connections to wider regions including Manchester City Centre and Manchester Airport. Larger retailers can be found at Altrincham Retail Park just a short drive from the Town Centre and one of the largest shopping centres in Europe. The Trafford Centre is only a few miles away. Hale village on the other hand meets the needs of its local residents with butchers, bakers, coffee shops and convenience stores. The restoration and refurbishment of the historic Altrincham Market Quarter has given the town a modern edge, providing a new gastro style hub for visitors and locals, alongside the construction of Altrincham General Hospital, a superb, modern health facility for Trafford residents. Trafford is renowned for its excellent educational facilities, priding itself on being home to some of the most reputable primary and secondary schools, whilst a number of parks and recreational areas cater for the needs of families with children of all ages.

#### DIRECTIONS

WA15 9RA

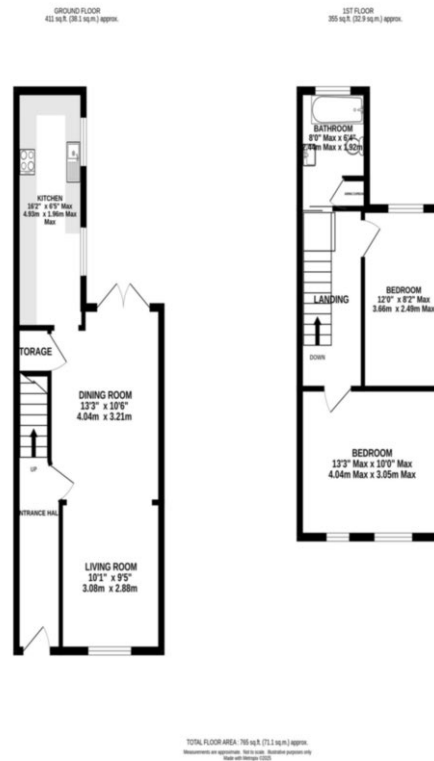
#### TENURE

Freehold

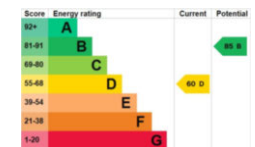
#### LOCAL AUTHORITY

Trafford - Tax Band C





NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



## ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA15 9RA

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