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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS

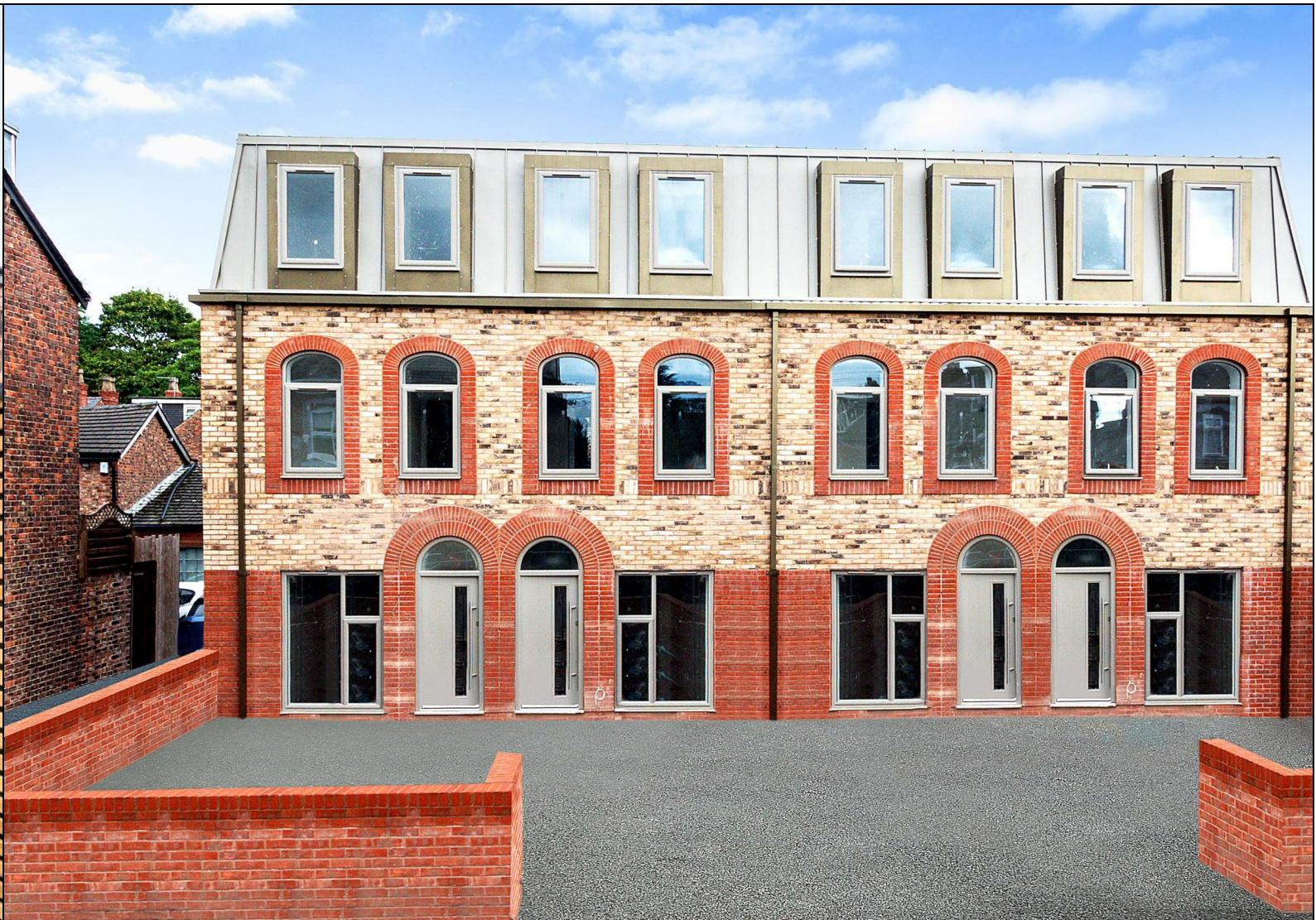


WATERSONS

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# 51 Borough Road

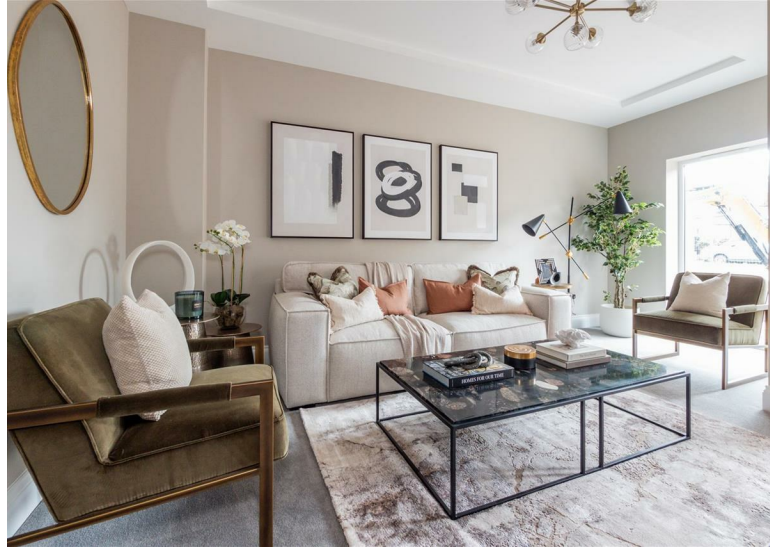
Altrincham, WA15 9RA



£775,000

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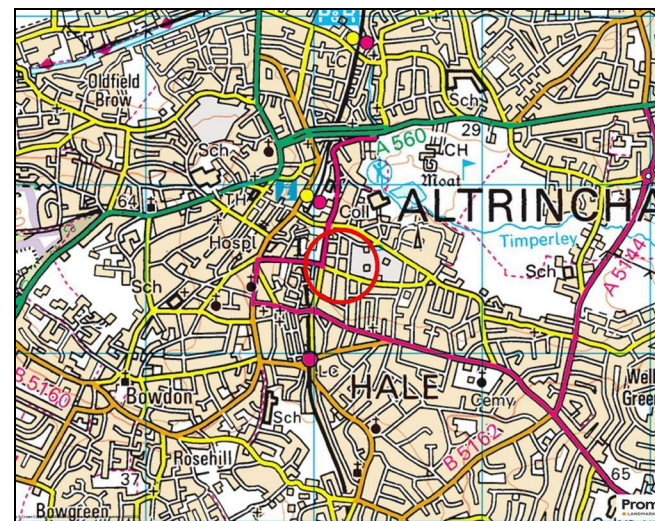
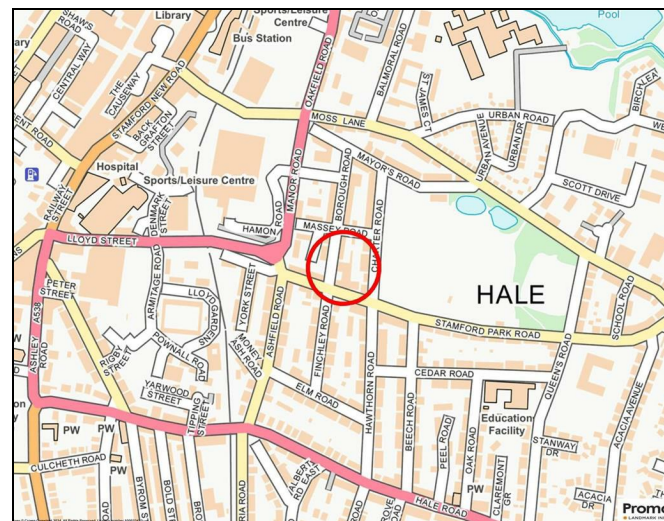
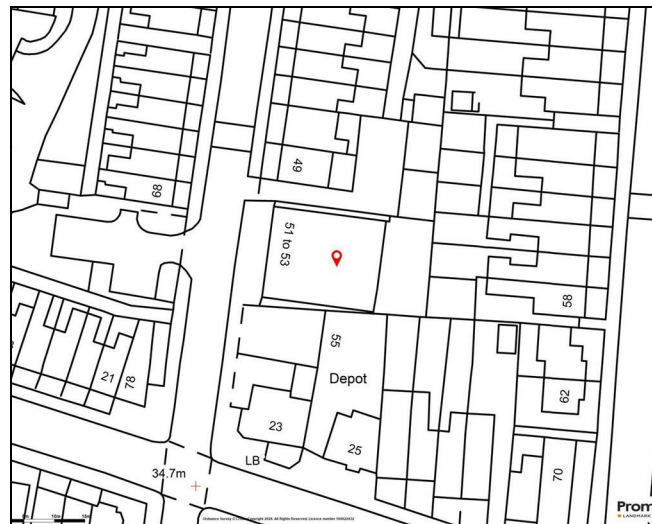
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## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81 + 91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



# Overview

AN OPPORTUNITY TO PURCHASE A STUNNING, HIGH SPECIFICATION, NEW BUILD ARRANGED OVER THREE FLOORS ENJOYING A FABULOUS LOCATION WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, STAMFORD PARK, ALTRINCHAM TOWN CENTRE, METROLINK AND POPULAR MARKET QUARTER. 1540sqft.

Lounge. WC. 320sqft Open Plan Live In Dining Kitchen. Utility. Four Double Bedrooms. Two Bath/Showers. One Allocated Parking Spaces. Landscaped Garden. No Chain.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

# in detail

An opportunity to purchase a stunning new build property designed by the highly regarded Ollier Smurthwaite Partnership, enjoying a fabulous location, within walking distance of excellent local schools, Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter as well as Hale Village.

The superbly proportioned property provides extensive and versatile accommodation arranged over Four Floors extending to some 1540 square feet providing a Lounge, WC and a 320 sqft Open Plan Live In Dining Kitchen with underfloor heating to the Ground Floor and Four Double Bedrooms served by Two Bath/Shower Rooms, One being an En Suite to the Principal Bedroom to the Two Upper Floors.

A particular feature of the property is the proximity to the open space of Stamford Park and as such, the property also has Stamford Park School on the doorstep making it an ideal purchase for a young family.

Externally, the property enjoys an allocated parking space and to the rear a low maintenance landscaped Garden.



Approx Gross Floor Area = 1540 Sq. Feet  
= 143.0 Sq. Metres

