

Borough Road | | Altrincham | WAI5 9RA



£425,000

Borough Road | Altrincham | WA15 9RA £425,000

- An Attractive Period Terrace Home
- Beautifully Finished And Upgraded Throughout
- Presented To A Modern Style Whilst Retaining Two Reception Rooms A Wealth Of Period Features
- A Superb Extended Open Plan Kitchen Living
 Private Courtyard Garden
 Space
- Access To A Private Parking Area To The Rear Situated In The Heart Of Altrincham

Nestled only a stone's throw from Altrincham Town Centre, this attractive two-bedroom terrace combines an abundance of original features with a contemporary finish.

The thoughtfully designed layout briefly comprises an entrance hallway, a living room with an exposed brick fireplace and log burner, a further reception room, and a superb open-plan dining kitchen with French doors that lead to the courtyard garden. On the first floor, you'll find two well-presented bedrooms and a family bathroom.

Outside, the low-maintenance walled garden is laid to patio, with built-in seating and a brick-built storage space. An undoubted bonus of this home is the access to the residents' parking area at the rear of the property.

Borough Road is home to a mix of two- and three-bedroom terraced houses, all within walking distance of both Hale and Altrincham. Hale's fashionable village, with its selection of restaurants and shops, is complemented by Altrincham's bustling market town and vibrant centre, offering Metrolink services to Manchester. Borough Road is also within walking distance of the picturesque Stamford Park. The urban motorway network and Manchester International Airport are just moments away, while sporting and recreational facilities are abundant.

DIRECTIONS

WAI5 9RA

VIEWING: By appointment through the Agent.

N.B. The appliances at this property have not been tested by ourselves.

These details have been approved by the vendor before printing and every effort has been made to ensure their accuracy. However, in view of the recent Property Misdescription Legislation affecting Estate Agents, prospective purchasers are advised to make their own enquiries, to view the property and to satisfy themselves as to the accuracy of the particulars.









1st Floor 32.6 sq.m. (351 sq.ft.) approx. Energy Efficiency Rating

 Current
 Current
 Potential

 Very energy efficient - lower running costs
 (22 plus) A
 (41-91)
 9

 (69-80)
 C
 (55-68)
 0
 62
 62

 (39-54)
 E
 (21-38)
 F
 62
 73

EU Directive 2002/91/EC

Not energy efficient - higher running costs

England & Wales

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TOTAL FLOOR AREA: 80.8 s qm. (869 sq.ft), approx. Hole nervy shares have been raise to encore the occursary of the document occursate of the document occurs and the document