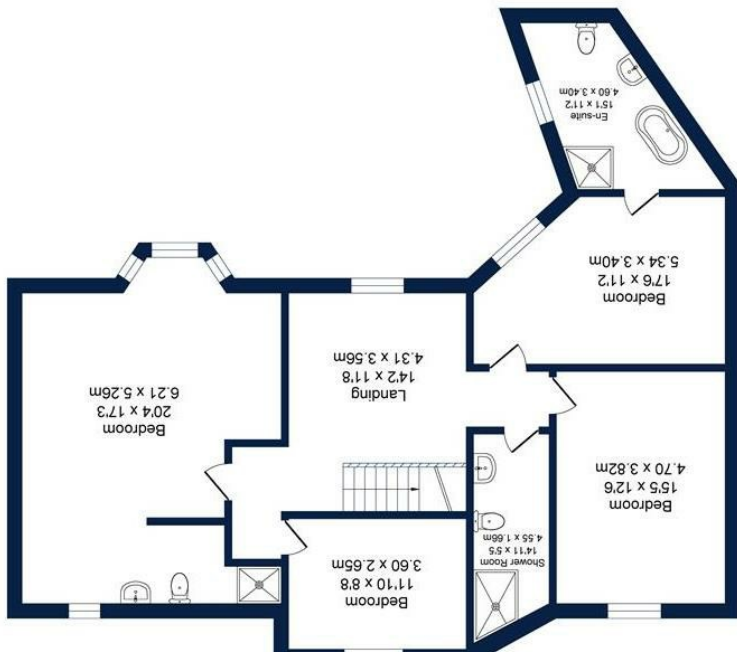
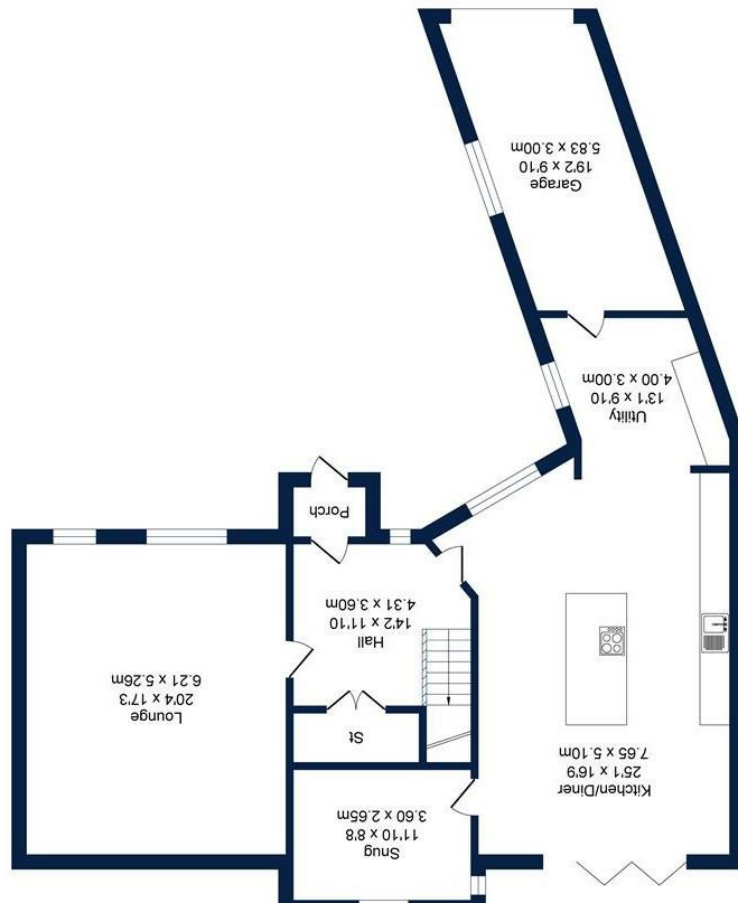




First Floor
Approx. Floor
Area 1202 Sq.Ft
(111.7 Sq.M.)



Ground Floor
Approx. Floor
Area 1395 Sq.Ft
(129.6 Sq.M.)



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington





The Property

A truly unique semi-detached Coach House, individually designed and situated within the highly desirable Broomleigh development, offering its own private driveway and gardens. This immaculately presented and beautifully modernised home enjoys a rare combination of privacy, versatility and convenience, being just a short walk from Altrincham town centre.

In brief, the accommodation comprises an entrance hall leading to a spacious lounge which includes a Dolby ATMOS 7.4.1 Cinema room discreetly incorporated with a 105" hidden electric screen and a contemporary open-plan kitchen/dining area featuring a breakfast island. The living space flows seamlessly into a snug/playroom, while a separate utility room provides access to the integral garage.

To the first floor, there are four generously sized double bedrooms, two of which benefit from en suite bathrooms, in addition to a stylish family shower room.

Externally, the fully enclosed rear garden features a patio area leading onto a landscaped lawn, creating an ideal space for outdoor entertaining and family enjoyment. To the front, there is ample off-road parking together with an additional garden area.

Viewing is highly recommended to fully appreciate the unique character, exceptional presentation and prime location of this wonderful family home.

- No Onward Chain
- Modernised Throughout
- MHVR ventilation system fitted to all rooms constantly providing filtered fresh air.
- Open Plan Kitchen Diner
- Walking Distance to Altrincham Centre
- Off Road Parking
- Three Bathrooms
- Enclosed Rear Garden
- Underfloor Heating on Ground Floor and Two Bedrooms



Directions

WA14 4AU



Postcode - WA14 4AU

EPC Rating - E

Floor Area - 2597.00 sq ft

Local Authority - Trafford

Council Tax - G

Booth Road Altrincham WA14 4AU

£1,150,000

