



RESIDE
MANCHESTER



56 Railway Street
Altrincham, WA14 2RE

Asking Price £650,000



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, Altrincham, WA14 2RE

This is your final opportunity to secure a luxury 4-bedroom townhouse at The Downs Quarter, an exclusive, newly completed development in the very heart of Altrincham town centre.

Ideally located, residents enjoy easy access to outstanding schools, restaurants, parks, transport links, and a host of local amenities – all just moments away.

Set within a secure, private setting, this spacious three-storey townhouse offers approximately 1,554 sq ft of accommodation. It features four double bedrooms (with Bedroom 4 styled as a second living space in the show home), three bathrooms, a guest W/C, a large main living area, a separate kitchen, and a private enclosed rear garden.

The property also comes with two secure undercroft parking spaces.

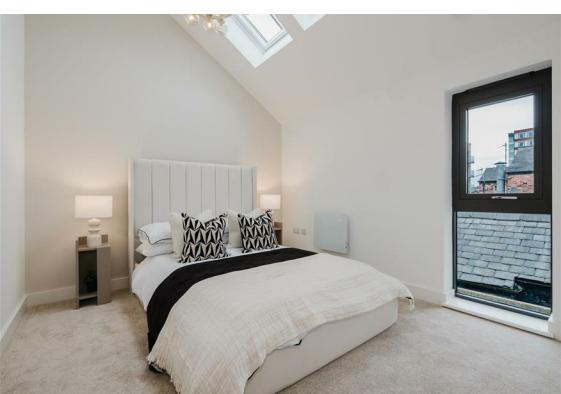
Don't miss your chance – this is the final home available in this sought-after development.

The Location

Altrincham is an affluent market town. It boasts a thriving community, offering a selection of award-winning retail, dining, drinking and leisure facilities, as well as several outstanding primary and secondary schools. Its location close to both the cosmopolitan city of Manchester and charming Cheshire countryside adds to its appeal, with Altrincham included in The Sunday Times Best Places to Live 2022. It is not the first time the town has received this much coveted accolade, meaning its popularity remains year on year.

"a melting pot of culture for everyone to enjoy"
www.visitaltrincham.com





The Downs Quarter

35 contemporary one, two and three bedroom apartments, as well as 4 stunning three bedroom townhouses. Undercroft car parking.

A total of 39 properties will be built and 46 car parking spaces available, providing a rare opportunity to purchase a high quality, new build home in this much sought-after modern market town.

In addition to the residential properties, The Downs Quarter will offer one stand-alone commercial unit, plus four live/work houses, creating a vibrant development to work and live in one of the UK's most desirable town centres.

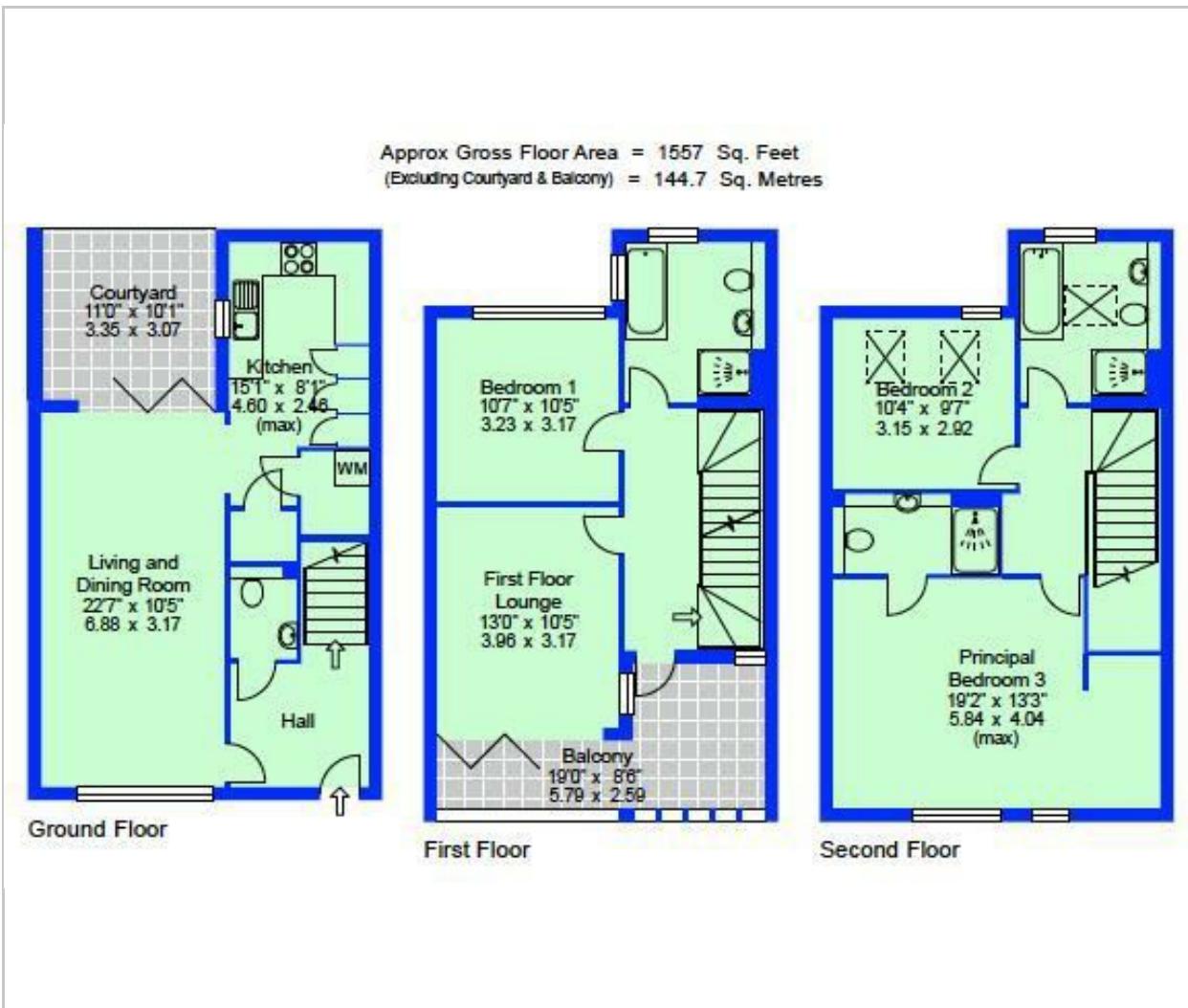
About McGoff / Villafont Homes

The McGoff Group is an Altrincham-based, multi award-winning company with an impressive heritage spanning 48 years. Privately owned, the Group incorporates a multi-faceted collection of like-minded businesses, with construction retained at the core, and offers a holistic range of services; acquire, design, build, operate and maintain. Villafont Homes is the residential arm of the McGoff Group.

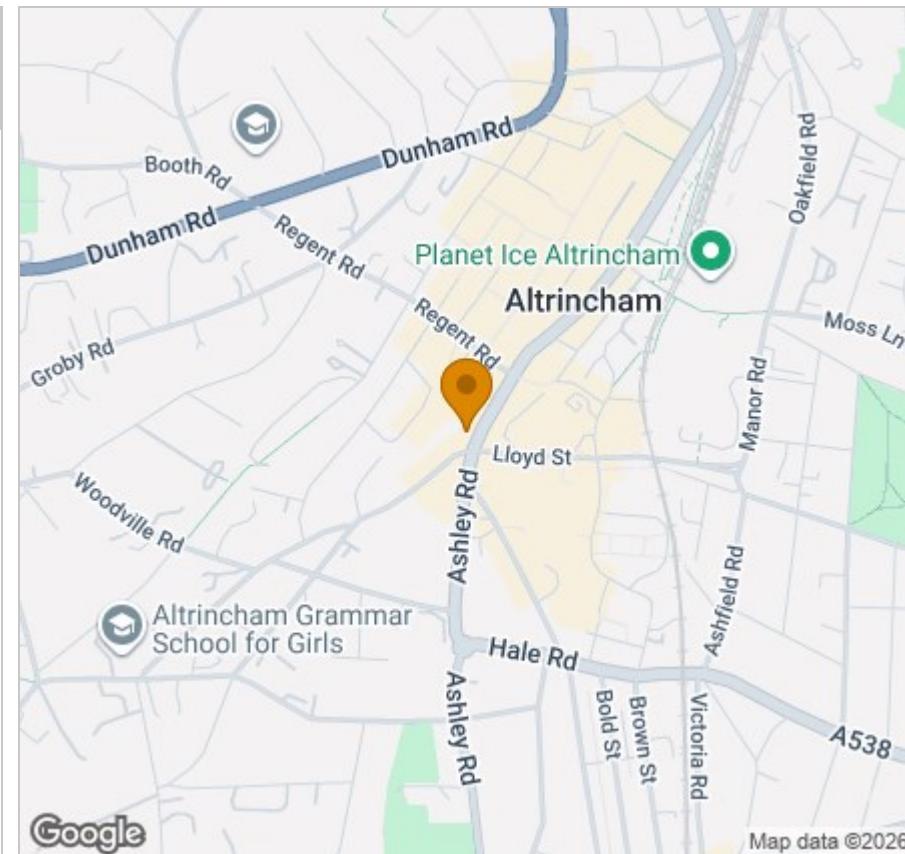
A leading North West developer, Villafont is renowned for its design, quality, style and superior specification. The company is committed to delivering sophisticated homes, priding itself on its high build standards and immaculate finishes. Each and every Villafont home is bespoke, built with care, boasts luxurious touches and located in a desirable residential location.

- Three Storey Townhouse
- Located In The Heart Of Altrincham
- 1554 sqft of accommodation
- Private Terrace
- Four Double Bedrooms
- Three Bathrooms
- EPC Rating B
- Guest W/C
- Undercroft Car Parking
- Now Completed

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

England & Wales

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

England & Wales

Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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