



**GASCOIGNE  
HALMAN**

5, NORWOOD PARK, BOOTH ROAD, ALTRINCHAM

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THE AREAS LEADING ESTATE AGENT



## 5, NORWOOD PARK, BOOTH ROAD, ALTRINCHAM

Set within an exclusive development of just six homes, this impressive four/five-bedroom residence enjoys a prime position just a short stroll from Altrincham town centre, highly regarded schools, and excellent commuter links. Arranged over three floors, the property offers generous and versatile accommodation, seamlessly blending elegant design with practical family living. With well-proportioned rooms, a good degree of natural light, and flexible spaces to suit a variety of needs, this is a superb opportunity to acquire a stylish home in a highly sought-after setting.





Arranged thoughtfully over three floors, this exceptional home offers a superb blend of style, space, and versatility, perfect for modern family living. The first floor welcomes you with a striking living room, framed by an elegant arched access from the entrance hall, creating a sense of grandeur and flow. An inner hallway leads to a separate dining room and a contemporary kitchen, designed for both everyday living and entertaining. A stunning curved staircase, flooded with natural light from large domed skylight, leads to the upper levels, adding a dramatic focal point to the home. On the second floor, the master bedroom boasts fitted wardrobes and an impressively proportioned en suite shower room, accompanied by two further bedrooms with fitted storage, a fourth bedroom, and a stylish family bathroom, offering ample accommodation for family and guests alike. The lower ground floor enhances the home's versatility, featuring a study and an additional sitting room that could serve as a fifth bedroom if required, along with direct access to a double garage. Externally, the property is beautifully complemented by a low-maintenance, landscaped rear garden, perfect for entertaining or relaxing. To the front, mature trees and manicured communal grounds provide an attractive and serene setting, with a driveway leading to the garage, completing this remarkable home in a highly desirable location.

#### **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**

SAT NAV: WA14 4AG

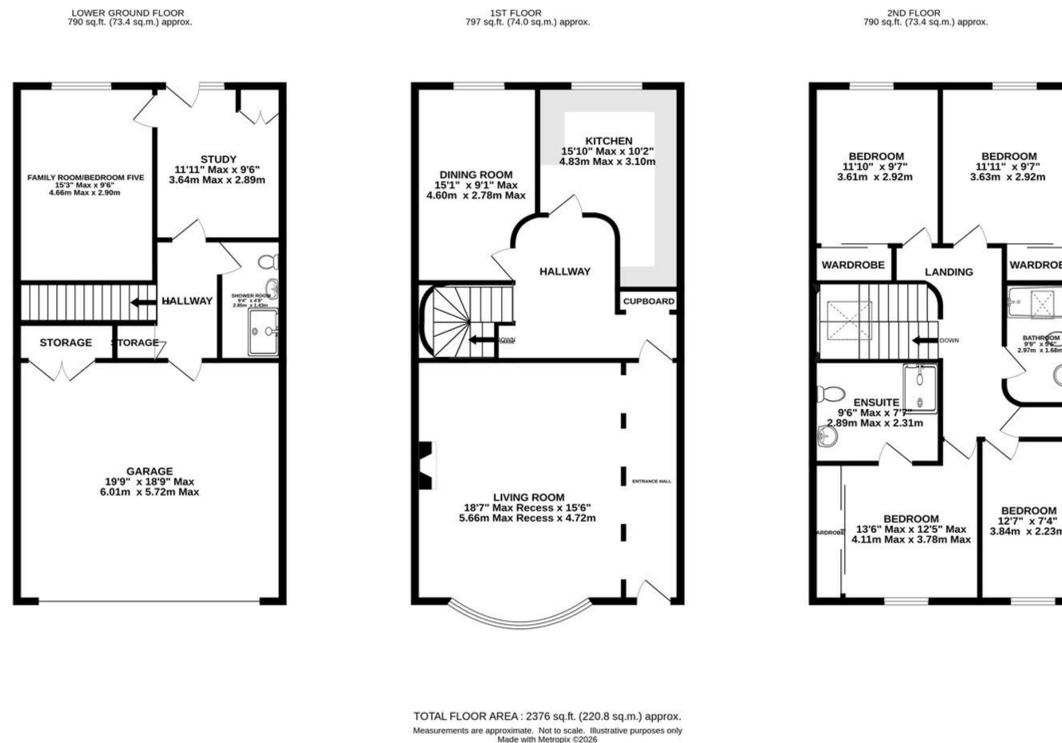
#### **TENURE**

Share Of Freehold - Approx 947 years remain from original lease with residents of Bowden Norwood Park Management controlling share of freehold.

Service Charge - £1,040 To cover communal grounds maintenance.

#### **LOCAL AUTHORITY**

Trafford - Tax Band F



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## ALTRINCHAM OFFICE

0161 929 1500

altrincham@gascoignehalman.co.uk

26 The Downs, Altrincham, WA14 2PU

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