



RESIDE  
MANCHESTER

52 Railway Street

The Downs Quarter, Altrincham, WA14 2RE

Asking Price £650,000



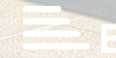
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## 52 Railway Street

The Downs Quarter, Altrincham, WA14 2RE

Now available: the final 4-bedroom townhouse within this exclusive and secure development, which is fully complete and ready to view.

The Downs Quarter, positioned in the heart of Altrincham town centre, is one of the area's most eagerly anticipated new developments. Its prime location offers immediate access to Altrincham's extensive amenities, including excellent schools, restaurants, parks, transport links, and local services.

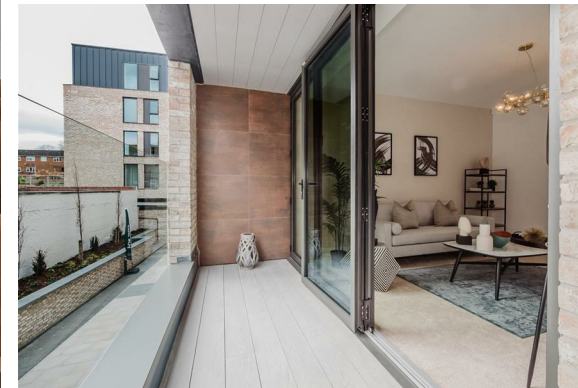
This three-storey home provides approximately 1,557 sq ft of accommodation, featuring four double bedrooms, three bathrooms, a W/C, a spacious living area, a separate kitchen, and a private enclosed rear garden. In the show home, Bedroom 4 has been presented as an additional living space.

The property also includes two secure undercroft parking spaces.

### 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. It's 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](http://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

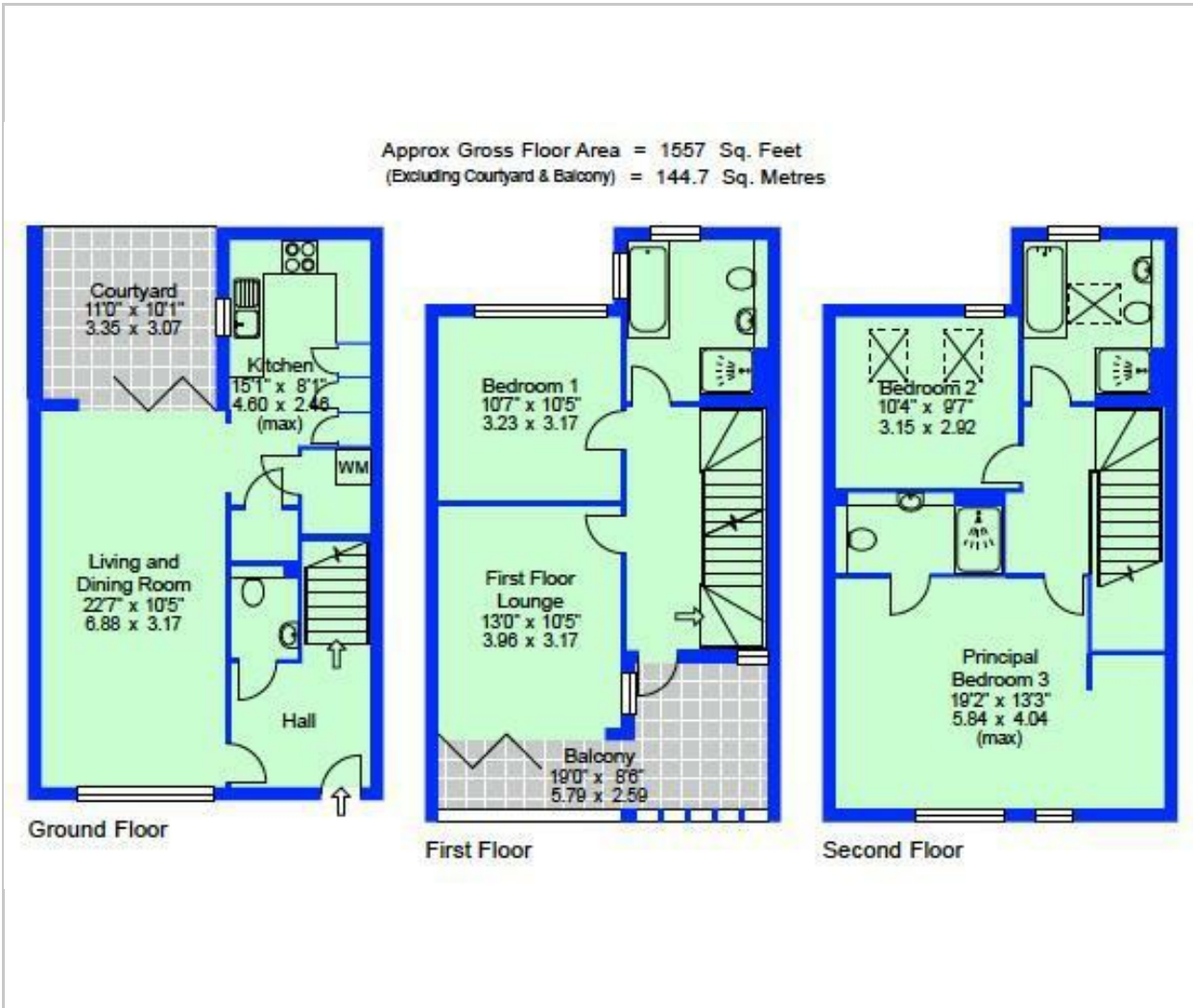
The McGoff Group is an Altrincham-based, multi award-winning company with an impressive heritage spanning 48 years. Privately owned, the Group incorporates a multi-faceted collection of like-minded businesses, with construction retained at the core, and offers a holistic range of services; acquire, design,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

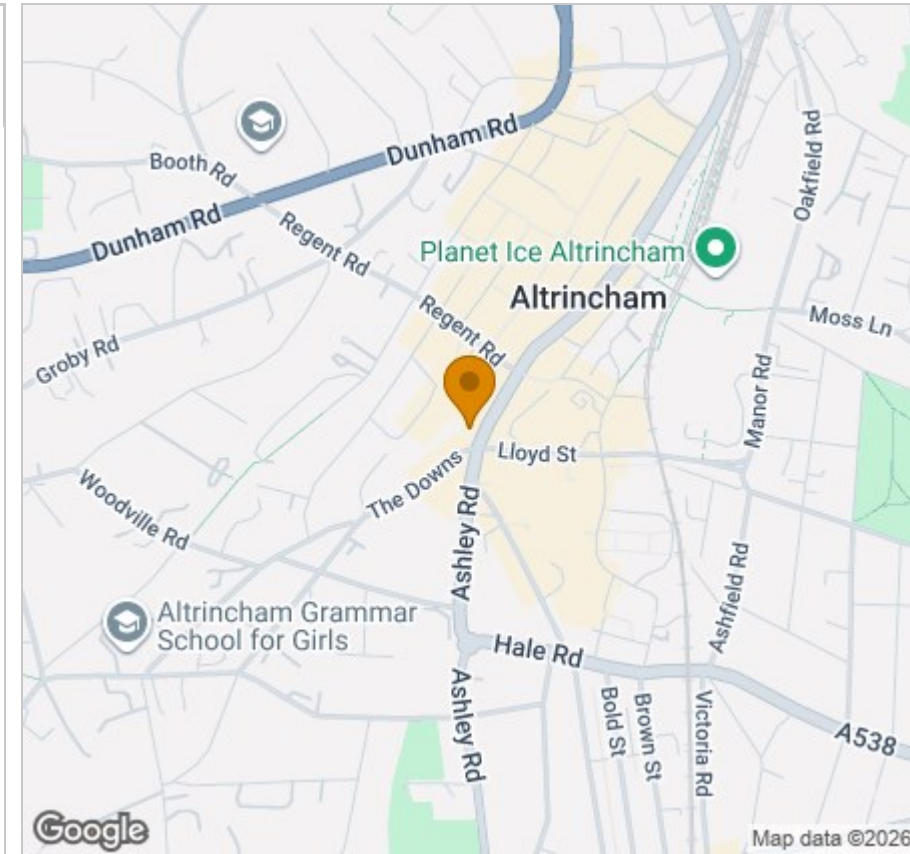


- Three Storey Townhouses, final one remaining
- Located In The Heart Of Altrincham
- 1557 sqft of accommodation
- Private Terrace
- Four Double Bedrooms
- Three Bathrooms
- EPC TBC
- Guest W/C
- Undercroft Car Parking
- Now Completed

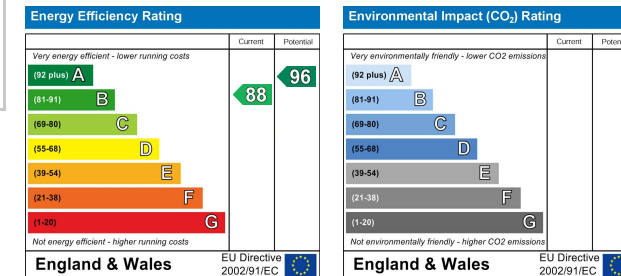
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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