



*jordan fishwick*

ALTRINCHAM  
Booth Road





# Booth Road, Altrincham, WA14 4AU

Offers In Excess Of £675,000



## The Property

Set within one of Altrincham's extremely desirable and prestigious developments, this exceptional duplex-style apartment occupies a prime second-floor position and offers over 2,300 sq ft of beautifully proportioned, versatile accommodation.

A rare opportunity, this property combines impressive scale with refined living in a highly convenient setting, just moments from Altrincham town centre and the natural beauty of Dunham Massey National Trust Park.

The apartment unfolds over two expansive levels, with the lower duplex floor offering a superb flow of space. A welcoming hallway leads to three generous reception rooms, each offering flexibility for formal dining, home working, or relaxed family living. The spacious kitchen/diner is perfectly suited for entertaining, with ample room for casual dining and day-to-day living.

Also on this level are two well-appointed bedrooms, including a principal suite with a private en-suite bathroom, while a further stylish main bathroom serves the second bedroom and guests alike.

A staircase rises to the upper duplex level, where a good size third bedroom awaits; an ideal guest suite, additional lounge, or creative space, depending on your needs.

Externally, the development is enveloped by mature, well-maintained communal grounds, offering a peaceful and green outlook throughout the seasons. The apartment benefits from two private parking spaces, one secure undercroft space, and a second above-ground bay, ensuring convenience and security.

## Directions

WA14 4AU





- Duplex Apartment
- Walking Distance to Altrincham Town Centre
- Lift Access
- Share of Freehold
- Allocated Underground Parking
- Three Bedrooms
- over 2,300 sqft
- Three Reception Rooms Including Dining Hall
- Communal Gardens
- Large Kitchen Diner with Breakfast Island

Postcode - WA14 4AU

EPC Rating - C

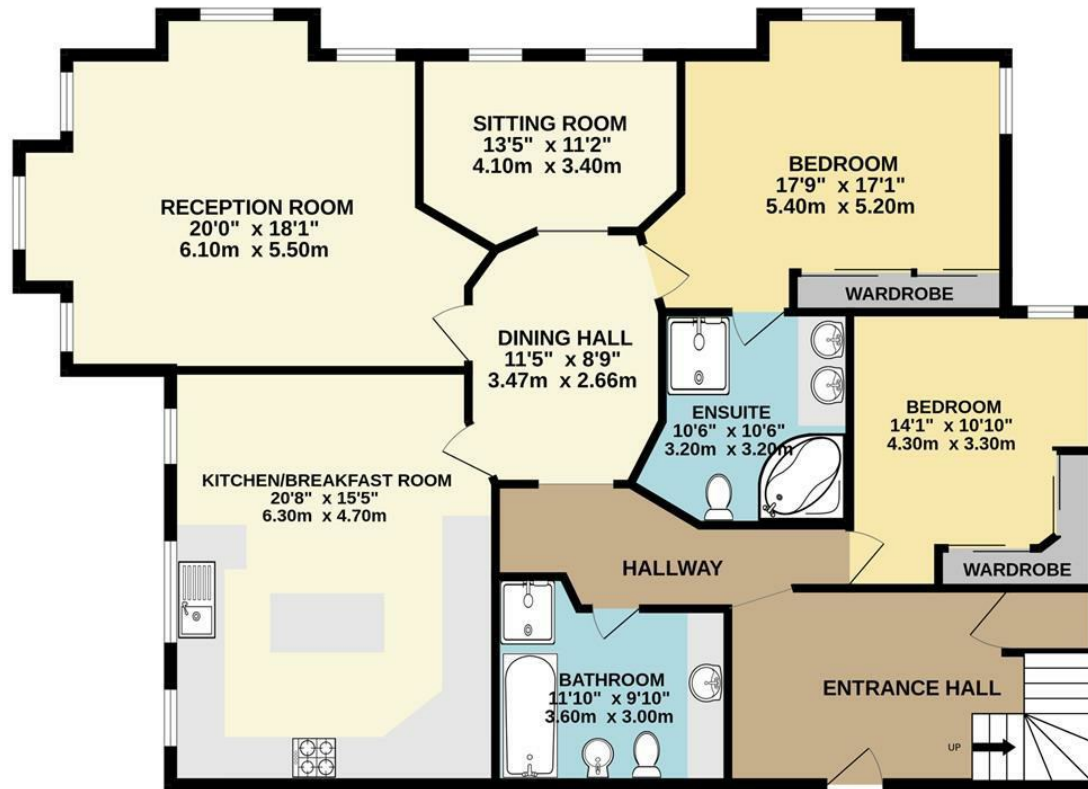
Floor Area - 2347.00 sq ft

Local Authority - Trafford

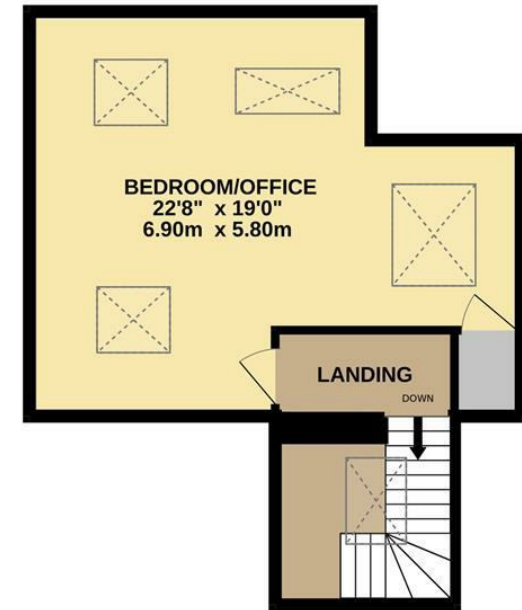
Council Tax - F



MAIN FLOOR



TOP FLOOR



TOTAL FLOOR AREA : 2347sq.ft. (218.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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