jordan fishwick

ALTRINCHAM
Booth Road

Booth Road, Altrincham, WA14 4AU

Asking Price £1,150,000

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.

Directions

WA14 4AU

- 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
- 0.15 Acres

Postcode - WA14 4AU

EPC Rating - E

Floor Area - 2597.00 sq ft

Local Authority - Traford

Council Tax - G

The Coach House

Total Approx. Floor Area 2597 Sq.ft. (241.3 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Ground Floor

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

First Floor

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

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