



INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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51 Borough Road  
Altrincham, WA15 9RA



YOUR  
MORTGAGE  
PAID FOR  
2 YEARS\*

[www.watersons.net](http://www.watersons.net)

£770,000  
[www.watersons.net](http://www.watersons.net)





**HALE OFFICE:**  
 212 ASHLEY ROAD, HALE,  
 CHESHIRE WA15 9SN  
 TEL: 0161 941 6633  
 FAX: 0161 941 6622  
 Email: hale@watersons.net

**SALE OFFICE:**  
 91-93 SCHOOL ROAD, SALE,  
 CHESHIRE M33 7XA  
 TEL: 0161 973 6688  
 FAX: 0161 976 3355  
 Email: sale@watersons.net

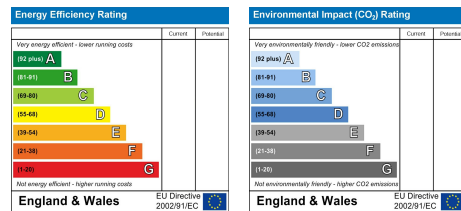


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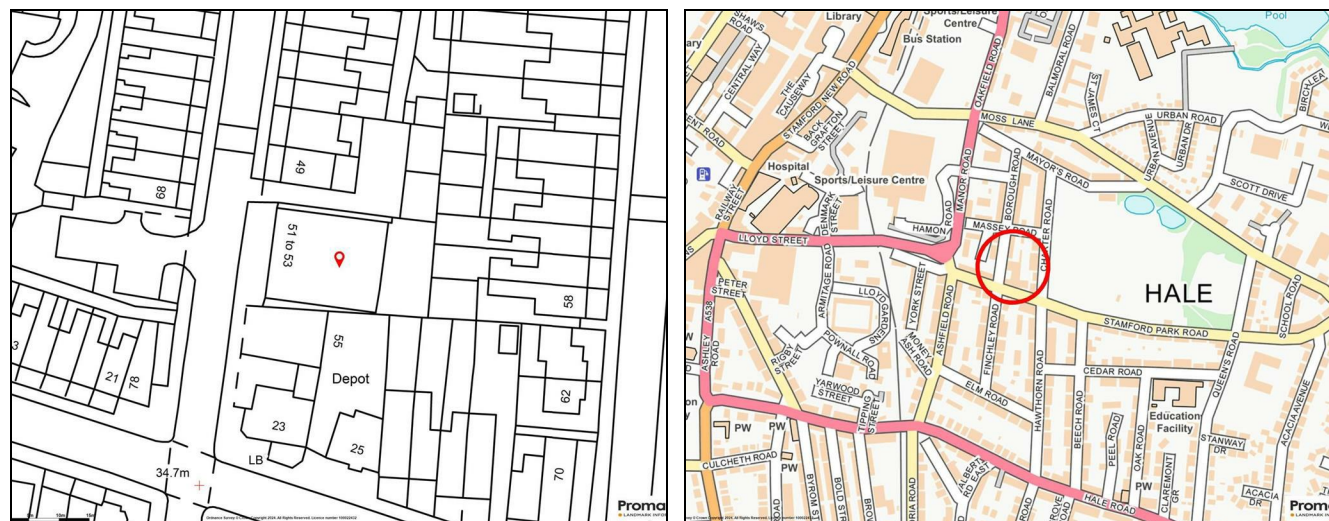


## energy efficiency

In line with Government Legislation, we are able to provide an Energy Performance Certificate (EPC) rating (see below)



From Watersons Hale Office proceed along Ashley Road in the direction of Hale Station, turning right just before the level crossings into Victoria Road. At the end of Victoria Road turn right onto Hale Road, then take the first left into Hawthorn road. At the end of Hawthorn Road turn left on to Stamford Park Road and take the next right onto Borough Road where the property will be found on the right hand side.



# overview

**\*\*MORTGAGE INCENTIVE AVAILABLE!\*\***

AN OPPORTUNITY TO PURCHASE A STUNNING, HIGH SPECIFICATION, NEW BUILD ARRANGED OVER THREE FLOORS ENJOYING A FABULOUS LOCATION WITHIN WALKING DISTANCE OF EXCELLENT SCHOOLS, STAMFORD PARK, ALTRINCHAM TOWN CENTRE, METROLINK AND POPULAR MARKET QUARTER. 1540sqft.

Lounge. WC. 320sqft Open Plan Live In Dining Kitchen. Utility. Four Double Bedrooms. Two Bath/Showers. One Allocated Parking Spaces. Landscaped Garden. No Chain.



# in detail

An opportunity to purchase a stunning new build property designed by the highly regarded Ollier Smurthwaite Partnership, enjoying a fabulous location, within walking distance of excellent local schools, Altrincham Town Centre, its facilities, the Metrolink and popular Market Quarter as well as Hale Village.

The superbly proportioned property provides extensive and versatile accommodation arranged over Four Floors extending to some 1540 square feet providing a Lounge, WC and a 320 sqft Open Plan Live In Dining Kitchen with underfloor heating to the Ground Floor and Four Double Bedrooms served by Two Bath/Shower Rooms, One being an En Suite to the Principal Bedroom to the Two Upper Floors.

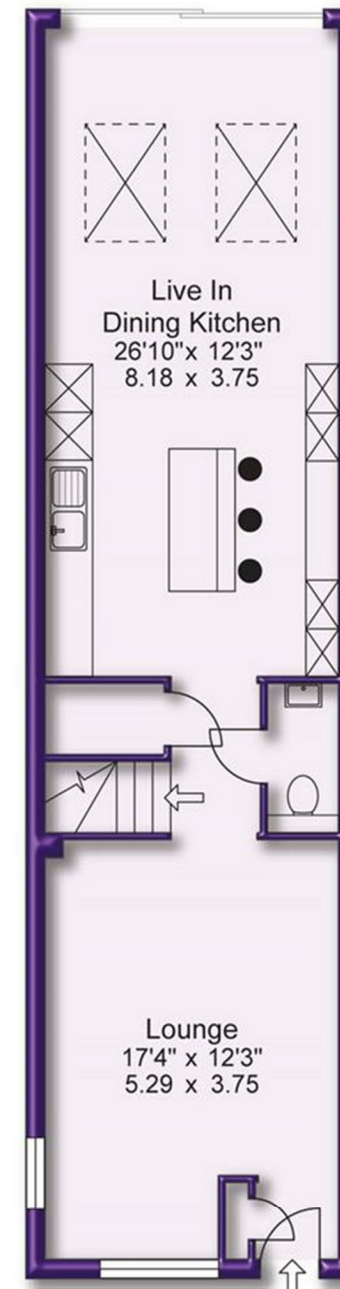
A particular feature of the property is the proximity to the open space of Stamford Park and as such, the property also has Stamford Park School on the doorstep making it an ideal purchase for a young family.

Externally, the property enjoys an allocated parking space and to the rear a low maintenance landscaped Garden.

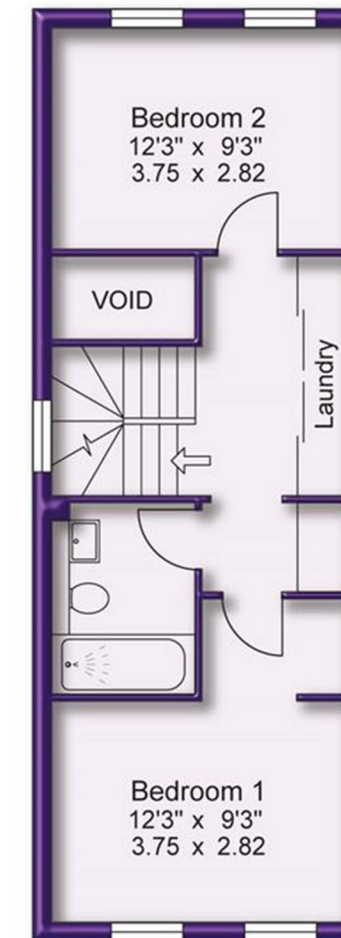
\*\*\*YOUR MORTGAGE PAID FOR 2 YEARS - This property has an exclusive limited time offer of up to £1000 a month towards your mortgage for 2 years. Enquire for more information\*\*\*



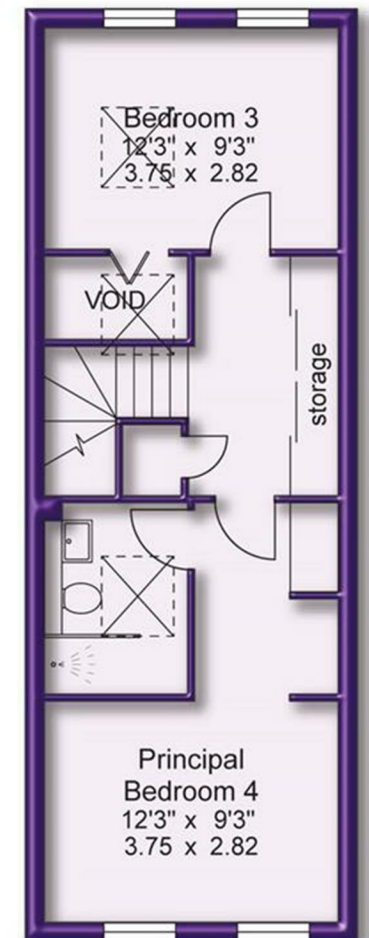
Approx Gross Floor Area = 1540 Sq. Feet  
= 143.0 Sq. Metres



Ground Floor



First Floor



Second Floor