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INDEPENDENT ESTATE AGENTS

location



energy efficiency

In line with Government Legislation, we are now able to provide an Energy Performance Certificate (EPC) rating (see table on the right)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|-----------------------------------------------------------------|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A                                                     |  |                         |           |
| (81-91) B                                                       |  |                         |           |
| (69-80) C                                                       |  |                         |           |
| (55-68) D                                                       |  |                         |           |
| (39-54) E                                                       |  |                         |           |
| (21-38) F                                                       |  |                         |           |
| (1-20) G                                                        |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |

AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.



WATERSONS

INDEPENDENT ESTATE AGENTS

# Plot 2, Ortus Gardens Stokoe Avenue , Altrincham, WA14 4LF



TRAFFORD DEVELOPMENTS PROUDLY PRESENTS ORTUS GARDENS, AN EXCLUSIVE COLLECTION OF NINE BEAUTIFULLY DESIGNED DETACHED AND SEMI-DETACHED FAMILY HOMES IN OLDFIELD BROW, ALTRINCHAM. SET BESIDE THE BRIDGEWATER CANAL, WITH COUNTRY WALKS TOWARDS DUNHAM MASSEY ON THE DOORSTEP, THESE SPACIOUS THREE-STOREY HOMES OFFER FOUR OR FIVE BEDROOMS, CONTEMPORARY OPEN-PLAN LIVING AND EXCEPTIONAL ENERGY EFFICIENCY, WITH EPC A RATINGS, SOLAR PANELS AND AIR SOURCE HEAT PUMPS. ALTRINCHAM TOWN CENTRE, EXCELLENT SCHOOLS AND SUPERB TRANSPORT LINKS ARE ALL WITHIN EASY REACH. RESERVATIONS NOW BEING TAKEN.

£945,000

# in detail



Trafford Developments proudly presents Ortus Gardens, an exclusive collection of nine beautifully designed Detached and Semi Detached family homes in Oldfield Brow, Altrincham. DUE FOR COMPLETION EARLY 2027.

Set in a picturesque semi-rural location overlooking the Bridgewater Canal and with country walks towards Dunham Massey and Hall on the doorstep, the development offers an exceptional combination of contemporary living, natural surroundings and convenient access to Altrincham.

Each home is arranged over three spacious floors, with the ground floor designed for modern family life, with a generous open-plan live in kitchen and dining space, in addition to a separate reception room, a utility room and WC, with larger house types featuring two additional reception rooms.

Over the two upper floors are four or five bedrooms and two or three bath/shower rooms, with the principal bedroom occupying the top floor and features a private en-suite and dressing room/storage area.



Ortus Gardens has been designed with sustainability and energy efficiency in mind. EPC A-rated homes incorporate solar panels, air source heat pumps and advanced energy-saving technologies, helping to reduce energy consumption, household bills and environmental impact.

The location provides a rare balance of tranquillity and convenience. Residents enjoy immediate access to the Bridgewater Canal, scenic walking routes along the canal and the Trans Pennine Trail, green open spaces and the 300-acre deer park at Dunham Massey.

Altrincham town centre is approximately five minutes away by car. The town offers an outstanding selection of independent shops, cafés, restaurants and amenities, centred around the popular Altrincham Market.

Excellent transport links include Metrolink services to Manchester city centre and Manchester Airport, together with easy access to the M56 and M60.



The area is particularly renowned for its excellent schooling. Local primary schools include Oldfield Brow Primary, St Vincent's Catholic Primary, Altrincham C of E Primary. Highly regarded secondary schools within easy reach include Altrincham Boys and Girls Grammar Schools, Loreto Grammar, St Ambrose College, North Cestrian School and Sale Grammar School and Wellington School in Timperley.

Ortus Gardens represents a rare opportunity to enjoy a high-quality, energy-efficient new home in an enviable semi-rural setting, while remaining close to the exceptional amenities, schools and connectivity of Altrincham.

RESERVATIONS ARE NOW BEING TAKEN.

