



75 Brown Street, Hale

Altrincham

£725,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

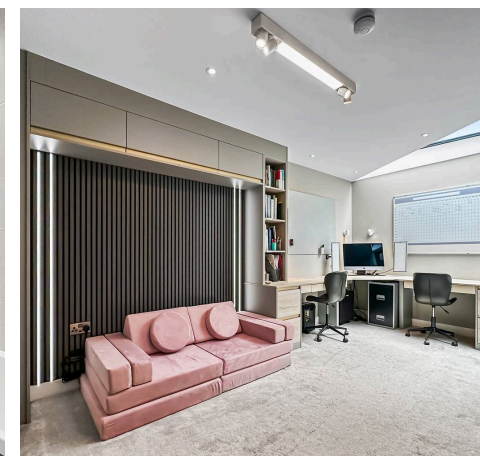
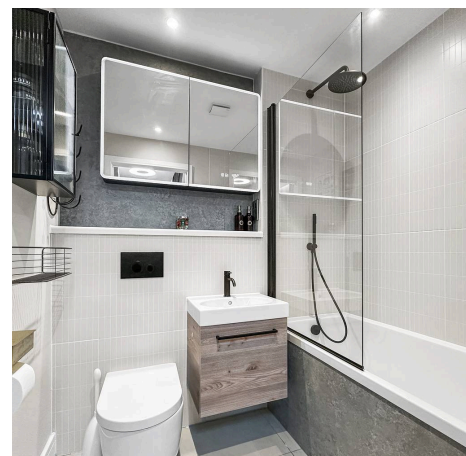
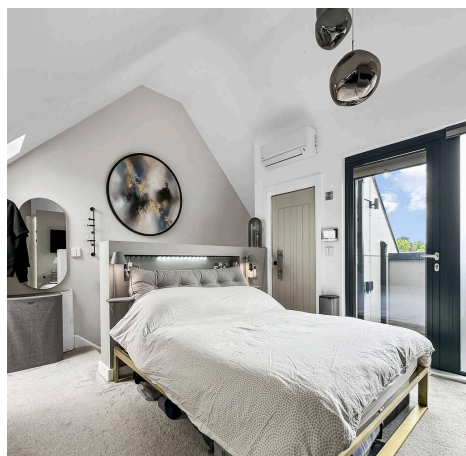
# 75 Brown Street

Altrincham

A beautifully presented, architecturally designed contemporary townhouse built circa 2022, combining high-specification interiors with cutting-edge smart home upgrades. Designed by award-winning architects P3, this home features app-controlled Philips Hue lighting, Tado smart heating, Luxaflex automated blinds, full air conditioning, and a multi-level video entry system. It occupies a prime location adjacent to both vibrant Hale village and Altrincham town centre.

The ground floor opens with a welcoming entrance hall leading to a practical utility room and an integral garage equipped with an EV charging point. On the first floor, a landing leads to a luxurious family bathroom and two bright double bedrooms, both featuring newly installed fitted wardrobes and direct access to a private decked courtyard.

The second floor hosts a spectacular open-plan living, dining, and kitchen space with integrated appliances. This bright, airy level boasts French windows opening onto the exceptional landscaped rear gardens and full-height glazing showcasing beautiful views of the grounds. The accommodation is completed on the top floor by a private, naturally light primary bedroom suite with a contemporary en-suite shower room. Outside, the property offers off-road parking alongside its landscaped outdoor spaces.



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Altrincham

Superb 4-storey townhouse with smart tech, 3 bedrooms, open-plan living, landscaped gardens, EV charging, garage, and prime location near Hale and Altrincham.

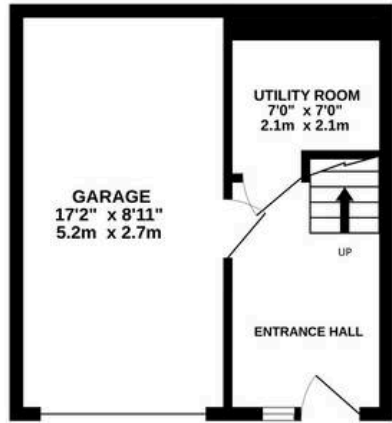
Council Tax band: F

Tenure: Freehold

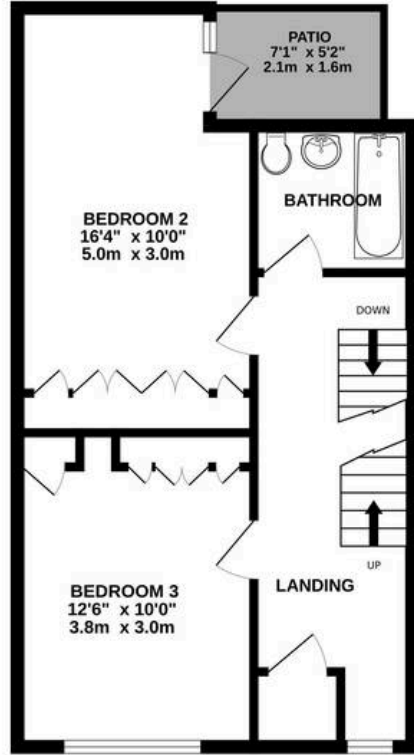
- Architecturally Designed Townhouse
- Three Bedrooms
- Spectacular open-plan kitchen/living/dining space
- App-Controlled Smart Home Upgrades
- Approx 18m Rooftop Garden
- Integral garage with EV charging point & off-road parking
- Prime Location



GROUND FLOOR



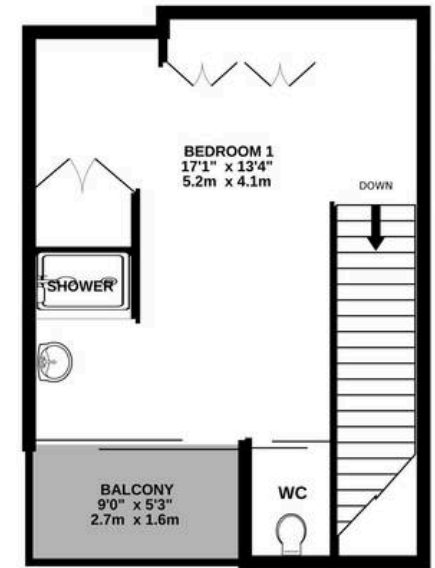
1ST FLOOR



2ND FLOOR



3RD FLOOR



TOTAL FLOOR AREA : 1574 sq.ft. (146.2 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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