



ASHWORTH HOLME
Sales · Lettings · Property Management



7 ARLEY CLOSE, WA14 5NG
£489,500



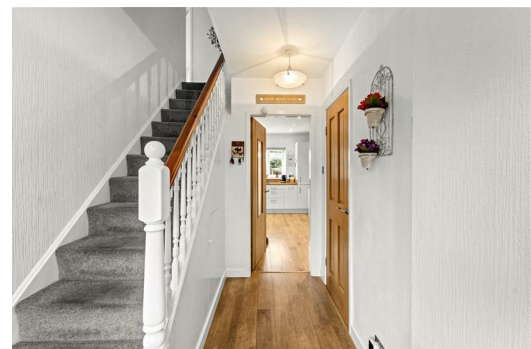
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DESCRIPTION

A BEAUTIFULLY PRESENTED AND UPDATED THREE BEDROOM LINK DETACHED FAMILY HOME, OCCUPYING A DELIGHTFUL POSITION WITHIN A PEACEFUL CUL DE SAC. FEATURING SPACIOUS LIVING ACCOMMODATION, A SOUTH WEST FACING REAR GARDEN, DRIVEWAY AND INTEGRAL GARAGE.

This superb family home has been tastefully updated and improved to offer beautifully presented accommodation, ideally suited to modern family living. Occupying an attractive position within a quiet cul de sac just off Claremont Grove, the property is conveniently located close to Timperley Metrolink, excellent schools and local amenities.

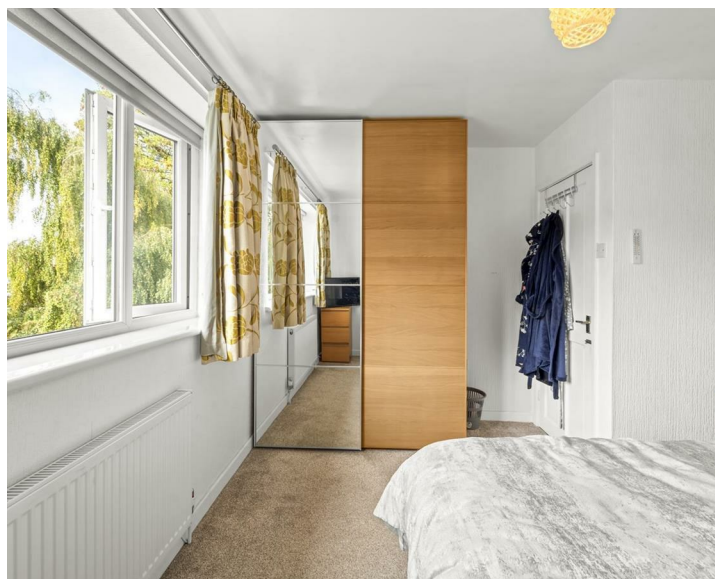
The accommodation features a welcoming entrance hallway with storage and a ground floor WC. A superb through lounge and dining room provides generous living space, with windows to both elevations and an attractive feature fireplace. The contemporary fitted kitchen features cream high gloss units and integrated appliances, with access to the integral garage incorporating a useful utility area and access to the rear garden. To the first floor are three well proportioned bedrooms, including two generous doubles, served by a spacious family bathroom featuring a bath and separate shower enclosure. Externally, the property benefits from a generous driveway providing ample off road parking and an integral single garage. To the rear is a delightful enclosed garden enjoying a south west facing aspect, with a paved patio and lawned area, ideal for outdoor entertaining and enjoying the afternoon and evening sunshine.

The location is undoubtedly another key selling feature, being within walking distance of Timperley Metrolink, local shops, well regarded schools and Timperley Retail Park. Altrincham Town Centre is also within easy reach, offering an excellent selection of shops, cafés, restaurants and its popular Market Quarter.

KEY FEATURES

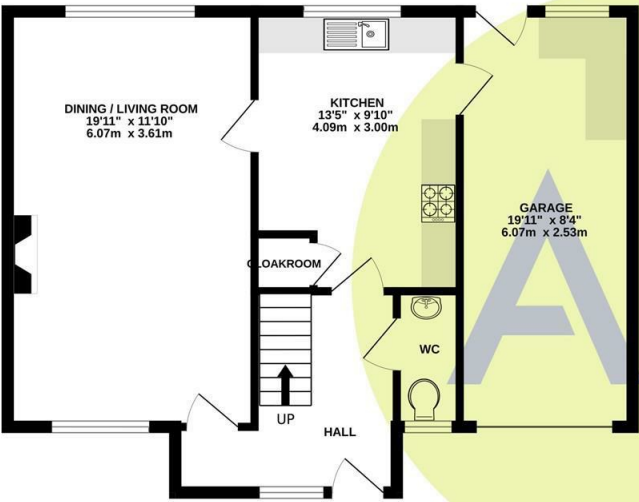
- Beautifully presented link detached home
- Spacious through lounge and dining room
- Three well proportioned bedrooms
- South west facing rear garden
- Peaceful cul de sac location
- Fitted kitchen with integrated appliances
- Modern bathroom and ground floor WC
- Generous driveway and integral garage



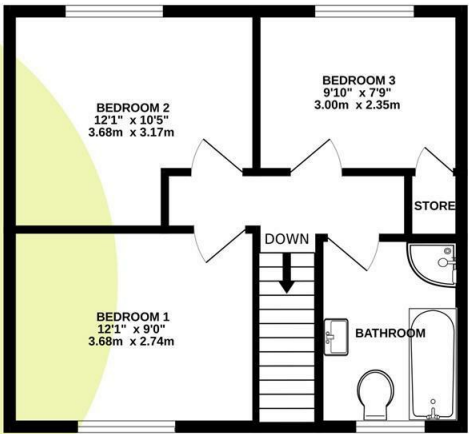




GROUND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 937sq.ft. (87.1 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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ASHWORTH HOLME

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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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		