



APARTMENT 8, BEECH HOUSE, 2A, ACRESFIELD ROAD, TIMPERLEY, ALTRINCHAM, WA15 6JB

Welcome to Apartment 8, Beech House — a well-presented top floor two-bedroom apartment in a highly sought-after, well-connected location just a short walk from Timperley Metrolink. Offering excellent access to Manchester City Centre, The Trafford Centre and a range of local amenities, the property is ideal for first-time buyers, professionals or investors and is offered with no onward chain.

Entrance & Hallway

Accessed via a secure communal entrance with intercom system, lift and stair access to all floors. The apartment opens into a welcoming hallway with useful built-in storage and access to all rooms.

Open-Plan Living / Dining / Kitchen

A standout 22ft open-plan living, dining and kitchen space forms the heart of the home. Bright and spacious with elevated views, this versatile area is ideal for both relaxing and entertaining. The modern fitted kitchen sits seamlessly within the space, creating a clean and contemporary finish.



Bedrooms

Two well-proportioned double bedrooms offering flexible use as main bedroom, guest room, or home office.

Bathroom

A generously sized bathroom fitted with a modern three-piece suite.

Location

Set in a highly convenient location within walking distance of Timperley Metrolink, providing direct links into Manchester City Centre and beyond. The Trafford Centre is within easy reach, along with Timperley village, offering shops, cafés, restaurants and everyday amenities. The area is well served by reputable schools and green spaces, making it popular with a wide range of buyers.

Parking & Development

The property benefits from two allocated parking spaces, along with secure communal entry, intercom system, lift access to all floors, and well-maintained communal areas.

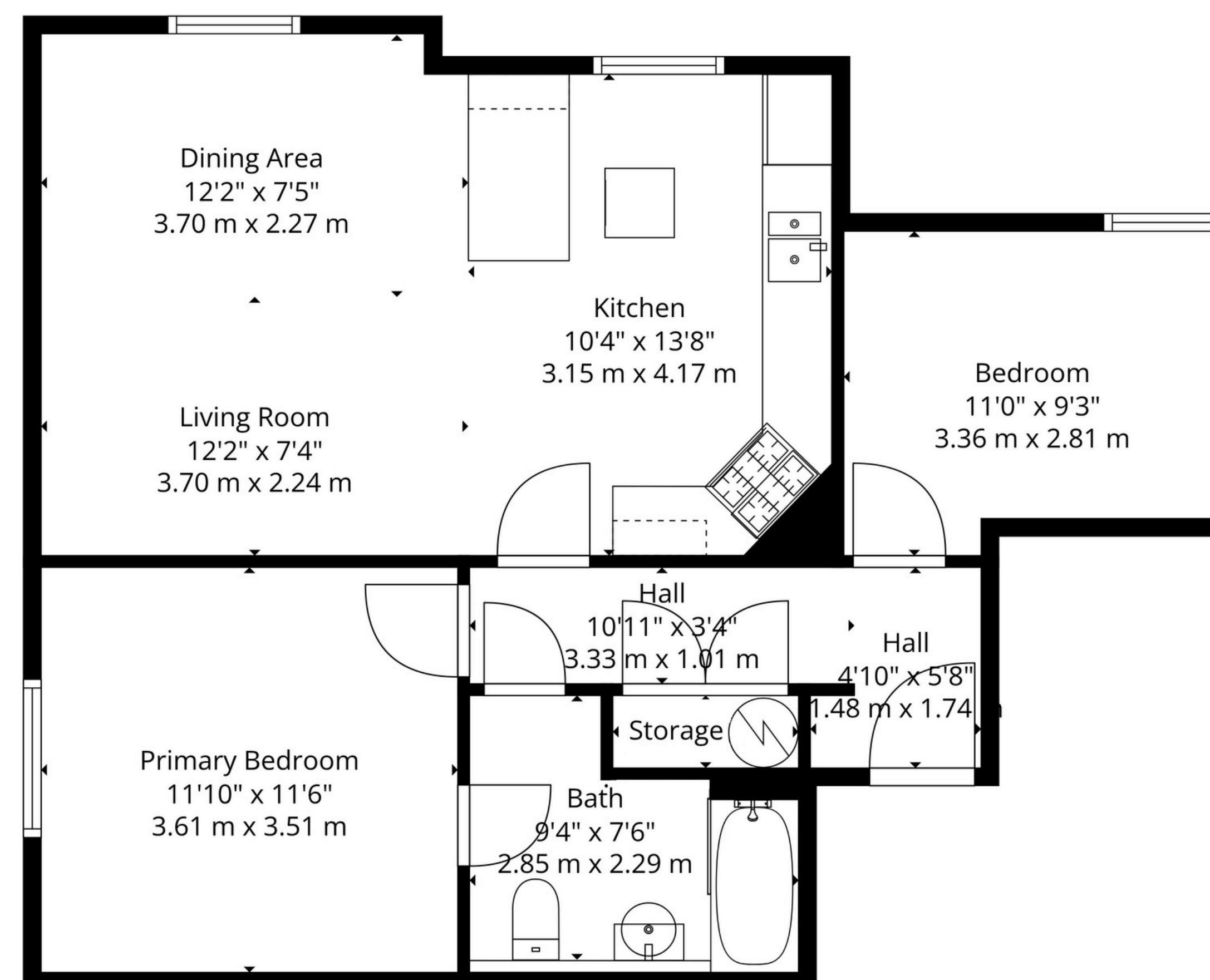
AGENT **MXM**

KW

Katie White
Personal Estate
Agent

Summary

A spacious top floor apartment offering two double bedrooms, a large 22ft open-plan living space and two allocated parking spaces in a prime, well-connected location. Offered with no onward chain, this is an excellent opportunity for both owner-occupiers and investors. Early viewing is strongly advised.



TOTAL: 693 sq. ft, 64 m²
1st floor: 693 sq. ft, 64 m²
EXCLUDED AREAS: STORAGE: 11 sq. ft, 1 m², WALLS: 60 sq. ft, 6 m²

Floor Plan Created by Cubicoo App. Measurements Deemed Highly Reliable But Not Guaranteed.