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INDEPENDENT ESTATE AGENTS  
PROPERTY SALES AND RENTALS



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## 8 Arley Close

West Timperley, Altrincham, WA14 5NG



£675,000

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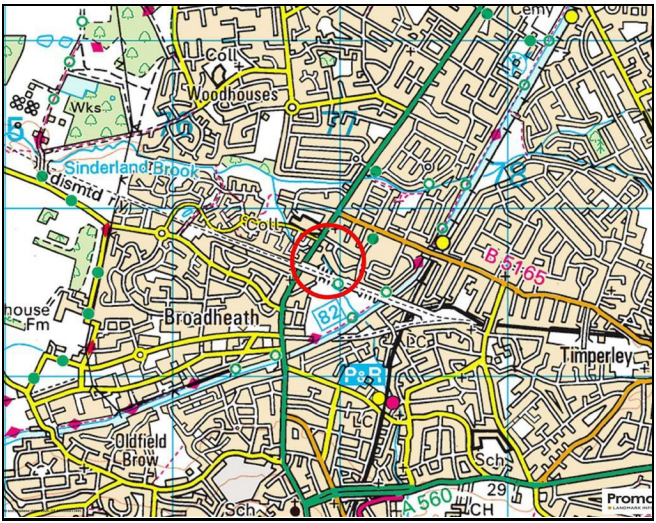
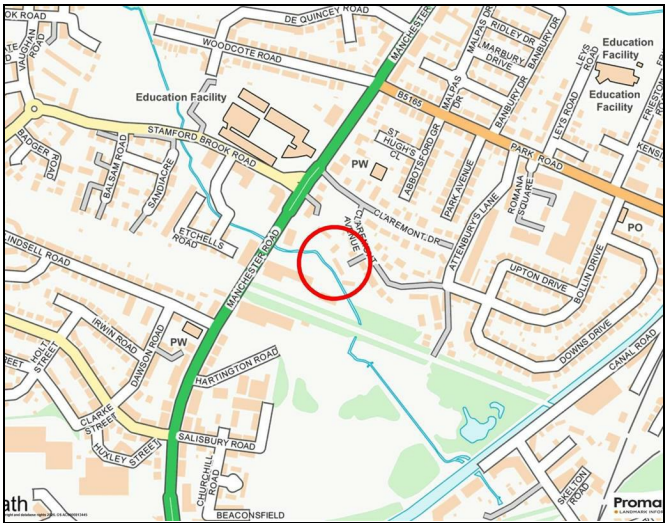
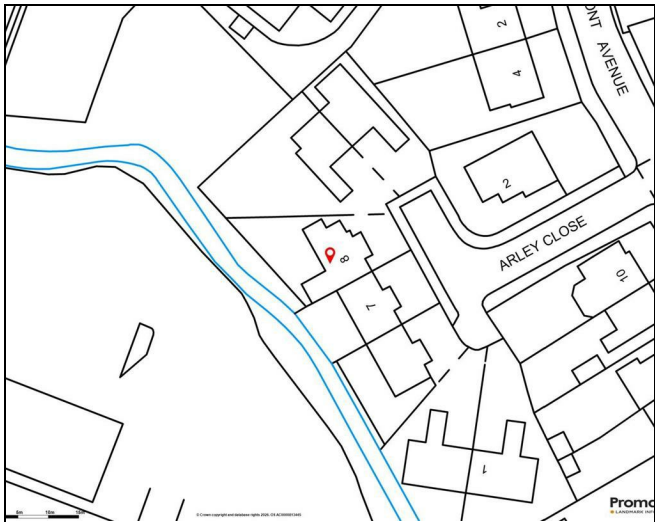
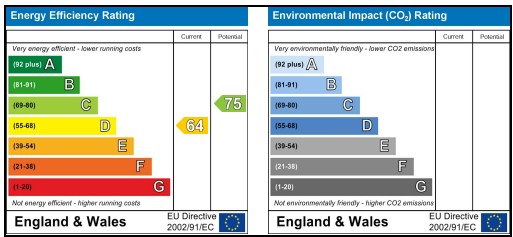


INDEPENDENT ESTATE AGENTS



# energy efficiency

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



# overview

A WELL PRESENTED, UPDATED AND IMPROVED LINK DETACHED FAMILY HOME WITH SUNNY ASPECT GARDENS IN THIS DESIRABLE LOCATION CLOSE TO EXCELLENT SCHOOLS AND METRO. 1543sqft.

Hall. WC. Lounge. Conservatory. Family Room. Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Gardens.



**AGENTS NOTES** Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify 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.



# in detail

An updated, extended and improved Modern Linked Detached family home in this desirable location on this peaceful cul-de-sac just off Claremont Avenue, walking distance to local shops, schools, Timperley Metrolink and Retail Park and close to Altrincham Town Centre.

In addition, the property is just a short walk from Timperley Nature Reserve, the local playing fields, the Bridgewater Canal, and Claremont Lawn Tennis Club.

The well presented property extends to some 1543 square feet arranged over Two Floors and provides a Hall, WC, Lounge, Conservatory, Family Room and Dining Kitchen to the Ground Floor and Four excellent Bedrooms served by Two Bath/Shower Rooms to the First Floor.

Externally the property is approached via a paved Driveway offering ample off road Parking and to the rear a sunny West facing Garden.

Comprising:

Entrance door leading to the Hall with doors providing access to the Ground Floor accommodation. A spindle balustrade staircase rises to the First Floor.

Ground Floor WC with wash hand basin and WC. Window to the front elevation.

Lounge. A superbly proportioned principal Reception Room with window to the front elevation. Custom built media wall featuring integrated storage, open display shelving with inset lighting and a contemporary electric fireplace. French doors open to through to the Conservatory and a further door leads to the Family Room.

Conservatory having a vaulted ceiling with windows and doors enjoying aspects of and providing access to the gardens. Tiled flooring.

Family Room, accessed via the Hall and Lounge with a window and door to the rear providing access to the gardens and a further door leads into the Dining Kitchen.

Superb Dining Kitchen with two windows to the rear elevation and a further window to the front elevation. There is ample space for a table and chairs.

The Kitchen is fitted with an extensive range of white high gloss base and eye level units with worktops over with inset sink. Integrated oven, microwave oven, induction hob with extractor fan over, fridge, freezer and dishwasher. Useful storage cupboard.

To the First Floor Landing there is access to Four Bedrooms and Two Bath/Shower Rooms. Loft access point.

Bedroom One. A superbly sized Principal Bedroom with windows to the front and rear elevations. There is an extensive range of built in wardrobes, drawers and a dressing table.

This Bedroom enjoys an En Suite Shower Room, fitted with a white suite with chrome fittings providing an enclosed shower cubicle with electric shower and glazed door, wash hand basin with toiletry cupboards below and WC. Extensive tiling to the walls. Window to the rear elevation.

Bedroom Two with a window to the rear elevation. Built in wardrobes.

Bedroom Three is another Double Bedroom with window to the front elevation and built in wardrobes.

Bedroom Four with window to the rear elevation and built in wardrobes.

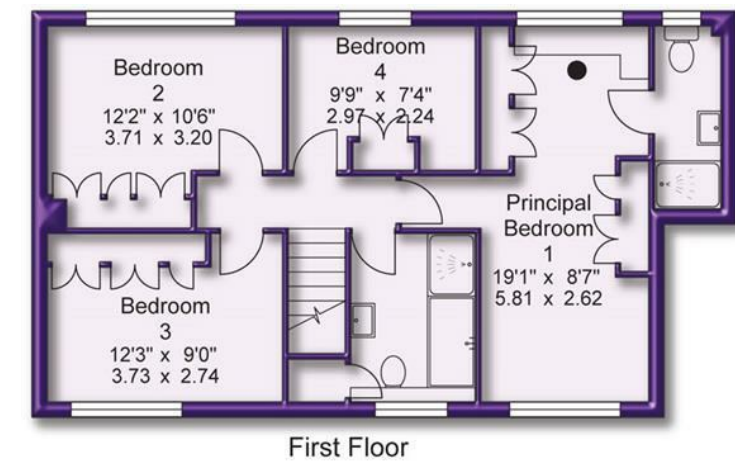
The Bedrooms are served by a Family Bathroom fitted with a modern white suite with black fittings, providing a bath, separate enclosed shower cubicle, wall hung WC and wash hand basin with toiletry cupboards below. Window to the front elevation. Extensive tiling to the walls. A door provides access to useful over stairs storage.

Externally, the property is approached via a driveway which has been paved in its entirety, offering ample off road Parking.

To the rear, there is a patio area adjacent to the back of the house, accessed via the doors from the Family Room and Conservatory. Beyond, the Garden is mainly laid to lawn with well stocked borders with a variety of plants, shrubs and trees and enclosed within timber fencing. There is a large precast concrete outbuilding which provides useful storage space.

The Garden enjoys a West facing and therefore sunny aspect.

- Freehold
- Council Tax Band E



Approx Gross Floor Area = 1543 Sq. Feet  
= 143.04 Sq. Metres

