



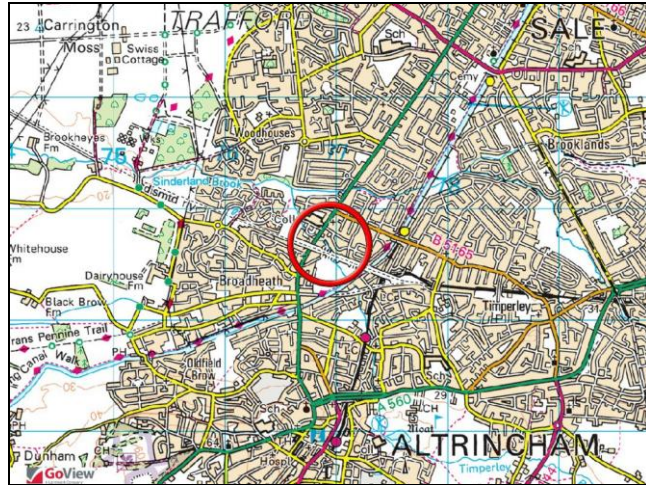
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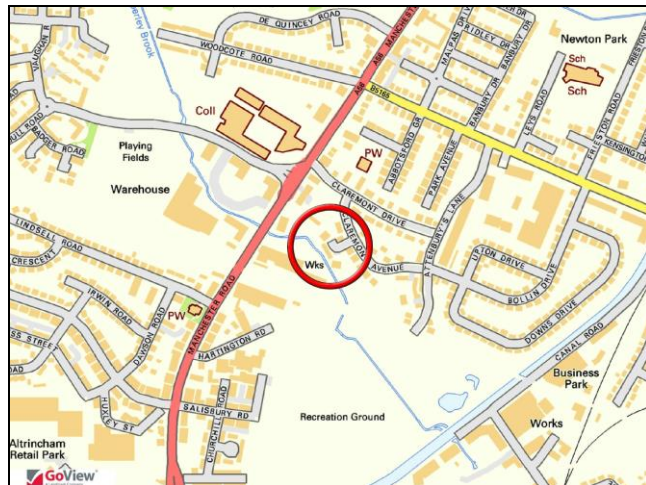


INDEPENDENT ESTATE AGENTS

location

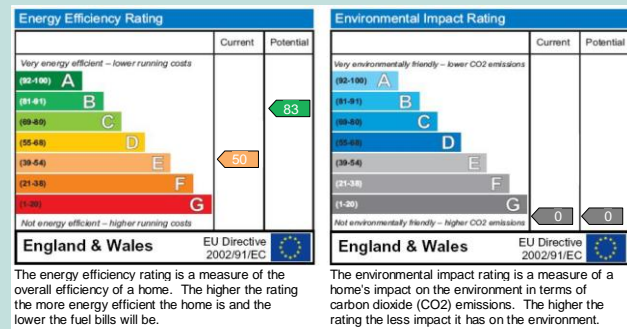


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights continue straight across into Barrington Road. At the end of Barrington Road turn right at the traffic lights onto Manchester Road. Continue for some distance along Manchester Road passing B&Q and the Broadheath Retail Park on the left and Bristol Street Motors Showroom on the right. Shortly afterwards turn right into Claremont Drive



energy efficiency

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



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.



INDEPENDENT ESTATE AGENTS

7 Arley Close West Timperley, Altrincham, Cheshire, WA14 5NG



AN UPDATED AND IMPROVED DETACHED FAMILY HOME WITH SUNNY ASPECT GARDENS IN THIS DESIRABLE LOCATION CLOSE TO EXCELLENT SCHOOLS AND METRO. 1111sqft.

Hall. WC. Lounge. Dining Kitchen. Three good Bedrooms. Family Bathroom. Driveway. Garage. Gardens.

“ A beautifully presented home ”

£375,000

in detail



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



The well presented property is arranged over Two floors with the accommodation extending to some 1111 square feet providing a Hall, WC, Lounge and Dining Kitchen to the Ground Floor and Three good sized Bedrooms served by a Family Bathroom to the First Floor.

Externally, there is a Driveway providing ample off road Parking in addition to a Single Garage and to the rear there is a South West facing sunny aspect Garden.

Comprising:

Entrance Hall with spindle balustrade staircase rising to the First Floor. Doors provides access to Ground Floor Living Accommodation. Access to useful under stairs storage.

Ground Floor WC fitted with a modern white suite and chrome fittings, providing a sink and WC. Opaque window to the front elevation.

Well-proportioned Lounge with windows to both the front and rear elevations. To the chimney breast there is an impressive gas living flame coal effect fireplace with stone hearth and surround. Coved ceiling.

Dining Kitchen fitted with an extensive range of cream coloured high gloss base and eye level units with worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a double oven, microwave oven, four ring gas hob with extractor fan over, fridge, freezer and dishwasher. A window enjoys views over the rear Gardens. Built in cupboard providing useful under stairs storage space. Halogen lighting.

Door to the Integral Garage where there is a Utility Area with worktops over and space and plumbing for a washing machine and dryer. A window enjoys views over the rear Gardens and a door provides access to the same. Up and over door. Wall mounted gas central heating boiler.

To the First Floor Landing there is access to Three good sized Bedrooms and a spacious Family Bathroom. Loft access point.

Bedroom One with window to the front elevation.

Bedroom Two is another good sized Double Bedroom with window to the rear elevation enjoying views over the rear Gardens.

Bedroom Three is good sized room with window to the rear elevation. Built in storage cupboard.

The Bedrooms are served by a Family Bathroom fitted with a modern white suite and chrome fittings, providing a bath with shower attachment over, separate enclosed shower cubicle, wash hand basin and WC. Extensive tiling to the walls. Halogen lighting. Opaque window to the front elevation. Chrome heated towel rail. Access to over stairs storage.



Externally, the front of property has been in its entirety offering providing ample off road Parking.

To the rear, there is a patio area adjacent to the back of the house, accessed via the door from Garage. Beyond, the Garden is laid to lawn with paved borders and enclosed within timber fencing. The Garden is South West facing therefore enjoys the afternoon and early evening sun.



Approx Gross Floor Area = 1111 Sq. Feet
= 103.2 Sq. Metres

