



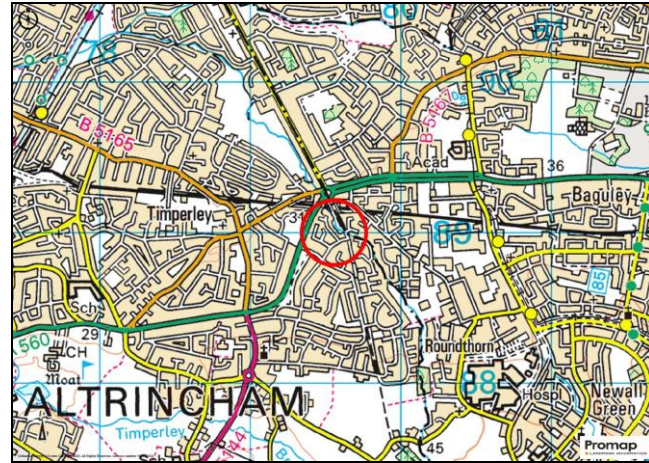
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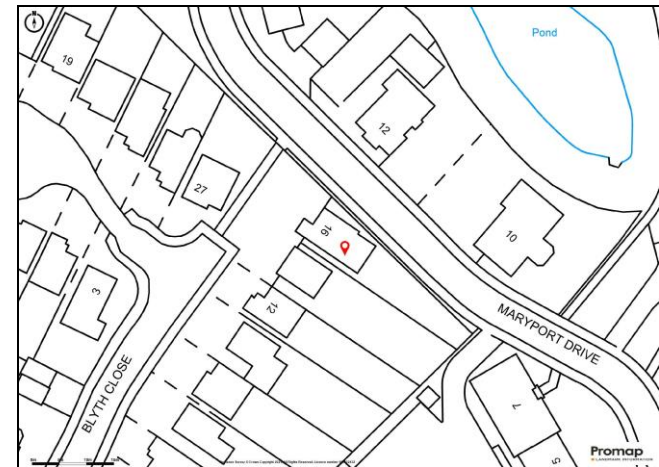
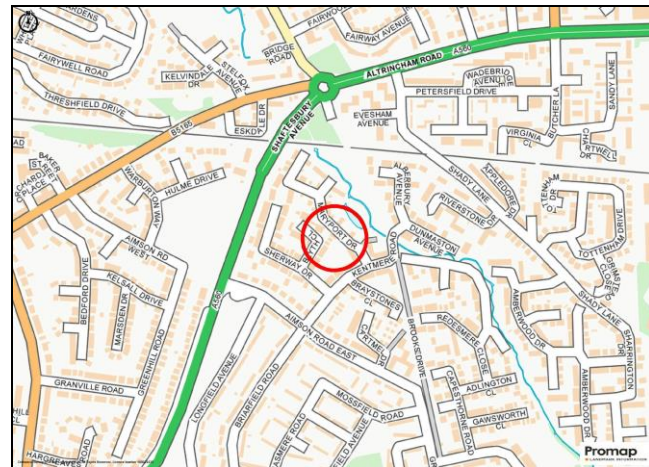


INDEPENDENT ESTATE AGENTS

location

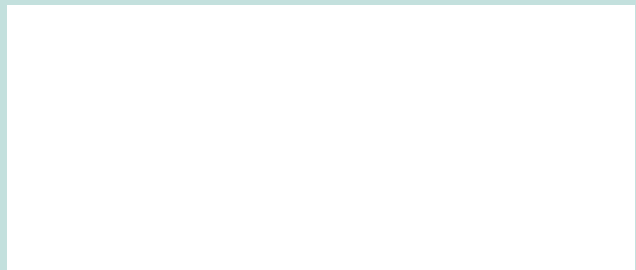


From Watersons Hale Office, proceed along Ashley Road in the direction of Hale Station continuing over the crossings to the traffic lights. At the traffic lights, turn right into the continuation of Ashley Road and then over the mini roundabout towards Altrincham Town Centre. Ashley Road becomes Railway Street and then Stamford New Road. Continue through the town centre past the train and bus station. At the next set of traffic lights, turn right onto Woodlands Road and the Woodlands Parkway flyover. Continue through the next set of traffic lights where the road becomes Stockport Road, and through the next set of lights at the Hare and Hounds public house where the road becomes Shaftesbury Avenue. Continue through the next set of lights at the Thorley Lane junction and turn right at the next set of traffic lights in to Aimson Road East. Take the first left into Kentmere Road, then take the first left again into Sherway Drive, then take the first right into Blyth Close where the property will be found at the end of the cul de sac on the right hand side.



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 the 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.



WATERSONS

INDEPENDENT ESTATE AGENTS

16 Blyth Close Timperley, Altrincham, Cheshire, WA15 7NX



AN ATTRACTIVE, BEAUTIFULLY PRESENTED AND DECEPTIVELY SPACIOUS DETACHED FAMILY HOME WITH GARDENS ON POPULAR DEVELOPMENT CLOSE TO TIMPERLEY AND ALTRINCHAM CENTRES. 1170sqft.

Hall. Lounge. Family Room. Breakfast Kitchen. Living/Dining Conservatory. Three Bedrooms. Two Bath/Showers. Driveway. Gardens.

“ A lovely home in popular location ”

£400,000

in detail



An attractive and deceptively spacious Detached family home located on this popular Development close to local schools, shops, Timperley Village and Altrincham Town Centre.

The beautifully presented property is arranged over Two Floors with the accommodation extending to some 1170 square feet providing an Entrance Porch, Lounge, Family Room, Breakfast Area and Kitchen, in addition to an Open Plan Living and Dining Conservatory to the Ground Floor and Three good sized Bedrooms served by Two Bath/Shower Rooms to the First Floor.



Externally, there is a Driveway providing ample off road Parking and delightful lawned Gardens to both the front and rear.

Comprising:

Enclosed Porch with window to the side elevation.

Lounge with window to the front elevation. To the chimney breast there is a gas living flame, coal effect fireplace with stone hearth and surround. Coved ceiling. Wood flooring.

An opening leads through to the Dining Area with sliding patio doors leading to the Conservatory. A spindle balustrade staircase rises to the First Floor. Wood flooring. Access to useful under stairs storage. Coved ceiling.

Family Room with window to the front elevation enjoying views over the Garden.

Kitchen fitted with an extensive range of base and eye level units with granite worktops over, inset into which is a stainless steel sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over, fridge, freezer, washer dryer and dishwasher. Tiled floor. Chrome finish halogen lighting. Window overlooks the Conservatory to the rear.

Impressive Living and Dining Conservatory with vaulted ceiling and windows to the side and rear elevations enjoying delightful views over the Gardens. Contemporary wall mounted fireplace. Wood flooring

To the First Floor Landing there is access to Three good sized Bedrooms served by Two Bath/Shower Rooms. Window to the side elevation. Built in airing cupboard. Loft access point.

Bedroom One with window to the rear elevation enjoying views over the Gardens. There are built in wardrobes along one wall providing ample hanging and storage space.

This room enjoys an En Suite Shower Room fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin and WC. Extensive tiling to the walls. Opaque window to the side elevation. Chrome finish lighting. Chrome finish heated towel rail. Extractor fan.

Bedroom Two with window to the front elevation enjoying views over the Gardens.

Bedroom Three is a good sized Single Room with window to the front elevation enjoying views over the Gardens.



The Bedrooms are served by a Family Bathroom fitted with a contemporary white suite and chrome fittings, providing an enclosed shower cubicle with thermostatic shower, wash hand basin with built in storage and WC. Extensive tiling to the walls and floor. Chrome finish lighting. Extractor fan. Opaque window to the rear elevation.

Externally, there is a Driveway providing ample off road Parking and a good sized lawned Garden frontage with access to the side of the house.

To the rear, there is a paved patio area adjacent to the back of the house, accessed via the Living and Dining Conservatory. Beyond, the Garden is laid to lawn with stocked borders with a variety of plans, shrubs and trees and enclosed within timber fencing.

Approx Gross Floor Area = 1170 Sq. Feet
= 108.46 Sq. Metres

