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INDEPENDENT ESTATE AGENTS
PROPERTY SALES AND RENTALS



WATERSONS

INDEPENDENT ESTATE AGENTS

25 Blyth Close

Timperley, Altrincham, WA15 7NX



£400,000

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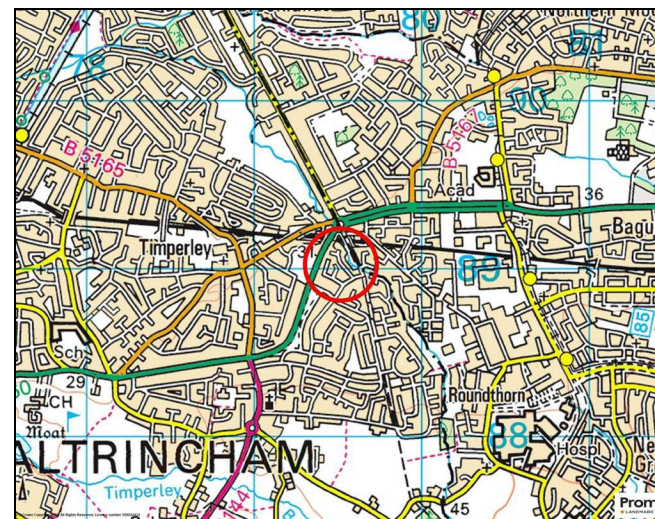
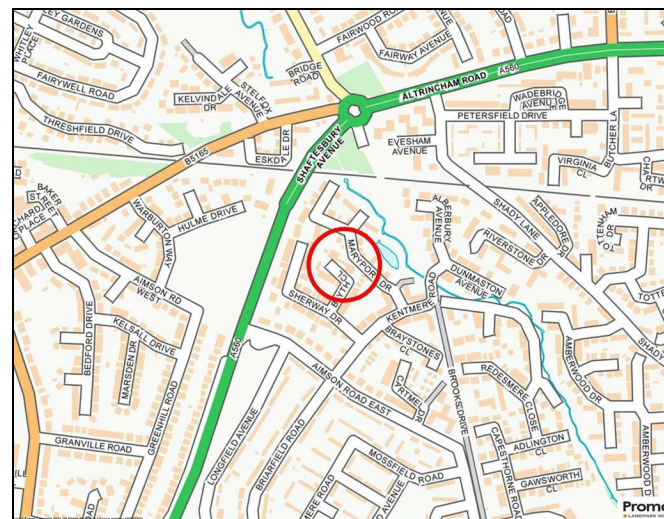


INDEPENDENT ESTATE AGENTS



energy efficiency

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



overview

AN ATTRACTIVE DETACHED FAMILY HOME ON QUIET CUL-DE-SAC AND ON A POPULAR DEVELOPMENT CLOSE TO TIMPERLEY AND ALTRINCHAM CENTRES. 1041sqft.

Lounge. Dining Area. Kitchen. Conservatory. Three Bedrooms. Two Bath/Shower Rooms. Driveway. Garage. Gardens. No Chain.



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 attractive Detached family home located on a quiet cul-de-sac on this popular Development close to local schools, shops, Timperley Village and Altrincham Town Centre.

The well presented property is arranged over Two Floors with the accommodation extending to some 1041 square feet providing an Entrance Vestibule, Lounge, Dining Area and Kitchen, in addition to a 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 off road Parking returning in front of an Integral Garage and there are delightful lawned Gardens to both the front and rear.

This property is offered For Sale with No Chain.

Comprising:

Enclosed Vestibule with window to the side elevation.

Lounge with window to the front elevation. Attractive fireplace surround with a gas living flame, coal effect fireplace. Coved ceiling.

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. Access to useful under stairs storage. Coved ceiling.

Kitchen fitted with an extensive range of base and eye level units with worktops over, inset into which is a one and a half bowl sink and drainer unit with mixer tap over. Integrated appliances include a stainless steel oven, four ring gas hob with extractor fan over. There is space for additional kitchen appliances. A window enjoys views over the gardens.

Conservatory with vaulted ceiling and windows and French doors give access to and enjoying delightful views over the Gardens.

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. Built in wardrobes.

This room enjoys an En Suite Shower Room fitted with a white suite providing an enclosed shower cubicle with thermostatic shower, wash hand basin with toiletry cupboard below and WC. Extensive tiling to the walls. Opaque window to the side elevation.

Bedroom Two with window to the front elevation enjoying views over the gardens. Built in wardrobes.

Bedroom Three is a good sized third room with window to the front elevation. Built in wardrobes.

The Bedrooms are served by a Family Bathroom fitted with a white suite and chrome fittings, providing a bath, wash hand basin and WC. Extensive tiling to the walls. Opaque window to the rear elevation.

Externally, there is a paved Driveway providing off road Parking returning in front of an Integral Garage. There is a 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 Conservatory. Beyond, the Garden is laid to lawn with stocked borders with a variety of plans, shrubs and trees and enclosed within timber fencing.

This property is offered For Sale with No Chain.

- Freehold
- Council Tax Band D

Approx Gross Floor Area = 1041 Sq. Feet
= 96.7 Sq. Metres

