



8 Blackthorne Road, Hyde, SK14 5EG

Offers Over £585,000

It's not often an opportunity like this arises, Welcome to Blackthorne Road. Offering something both special & unique. Beautifully presented, this home is a credit to the current owners and an internal inspection is required to appreciate all the renovations they have made.

The highly coveted open plan living is truly the heart of this home, with a stylish modern fitted kitchen and island, exposed brick fireplace, the dining area is an entertainers dream! There are two lots of French doors leading out onto the garden, giving a real indoor/outdoor feel. Perfect for family BBQ's.

There are four double bedrooms, the master suite being something out of an interior designers magazine! There is a family bathroom, downstairs shower room and an en-suite.

The gardens are large and well stocked with a variety of mature trees, bushes and shrubs.

Someone is going to be very lucky indeed to call this spectacular residence 'home'.

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, Hyde, SK14 5EG

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Ground Floor

Entrance Hallway

Composite front door, stunning turning Oak turning staircase rising to the first floor. Built in cupboard, tiled floor, ceiling spots and radiator.

Downstairs Shower Room

7'7 x 5'6 (2.31m x 1.68m)

Opaque window to the front elevation. Corner enclosed shower cubicle with mains fed shower, hand wash basin, hand wash basin. Part tiled walls and tiled floor, ceiling spots & heated towel rail.

Bedroom Two

13'5 x 11'1 (4.09m x 3.38m)

Window to the front elevation, large built in storage cupboard, ceiling light & radiator.

Bedroom Three

17'1 max x 9'1 (5.21m max x 2.77m)

Window to the side elevation, ceiling light & radiator.

Utility Room

16'1 x 9'8 max (4.90m x 2.95m max)

Windows and composite back door leading out to the side elevation. Fitted units with work surfaces over, stainless steel sink unit with mixer tap. Plumbing for washing machine, space for tumble dryer. Cupboard housing the gas central heating boiler. Two ceiling lights & radiator.

Open Plan Kitchen, Living & Dining Room

30 x 19'9 narrowing to 14'4 (9.14m x 6.02m narrowing to 4.37m)

Truly the heart of this home! What a STUNNING space for a growing family to live, eat & entertain. Whatever your family dynamic, this room will accommodate your needs. With two sets of double opening French doors, and an exposed brick feature fireplace. The kitchen area is fitted with a comprehensive range of modern high gloss floor and wall mounted units with coordinating wooden work surfaces over complete with matching Island. Integrated appliances include a fridge and freezer, microwave and electric oven, Induction hob & dishwasher. Stainless steel sink unit with swan neck mixer tap. Ceiling spots, tiled floor and two radiators.

Stairs & Landing

The huge feature windows give so much natural light to this area! Doors to bedrooms and family bathroom.

Family Bathroom

Velux window to the side elevation. Stylish suite comprising of a floating bath with concealed lighting and shower attachment, low level W.C and hand wash basin. Tiled floor and part tiled walls, ceiling spots and heated towel rail.

Bedroom Four

17'4 max x 12'6 max (5.28m max x 3.81m max)

Window to the side elevation, ceiling light & radiator.

Master Suite

24'9 max x 18'8 max (7.54m max x 5.69m max)

WOW! Room with a view! This suite is what dreams are made of. With two huge picture windows giving far reaching views, this beautiful master bedroom is something else. There are built in wardrobes, plus a further walk in wardrobe, a seating area AND a gym spot. What more could you want from a master bedroom? There are two velux windows, ceiling spots and two radiators.

En-Suite

Velux window to the side elevation, enclosed shower cubicle with mains fed shower, low level W.C and hand wash basin. Ceiling spots & heated towel rail.

Outside & Gardens

Tucked away off this quiet cul-de-sac, the property stands in a fantastic sized plot that feels very secluded from the road. There is a large tiered garden with paved patio and fireplace, perfect for family BBQ's! Good size lawned gardens with well stocked mature borders. The views make this an ideal spot to sit with a cool drink in the summer and watch the sun go down.

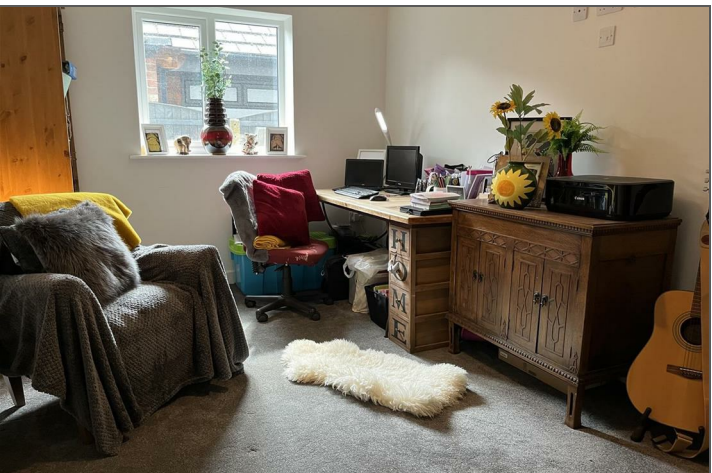
Additional Information

Tenure: Freehold (confirm with your legal representative)

Council Tax Band: E

EPC Rating: D

Tel: 0161 303 0778

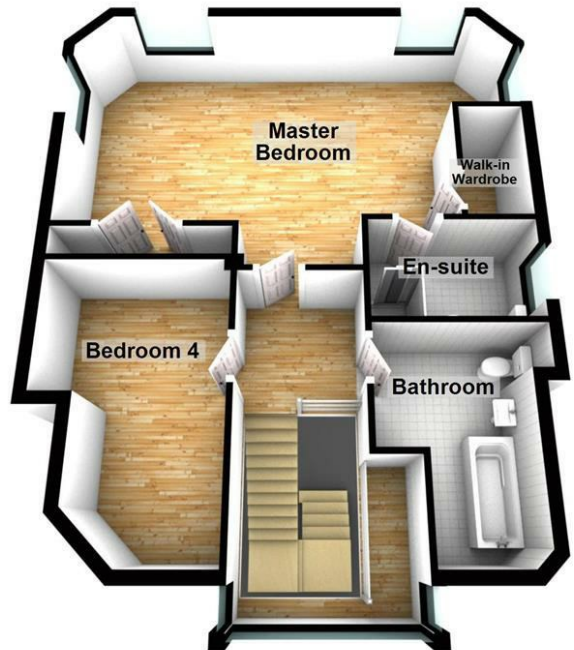




Ground Floor



First Floor



Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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