



10 BLYTH CLOSE | TIMPERLEY

£405,000

A superbly presented detached family home occupying an enviable cul de sac location. Offering 3 bedrooms, off road parking and delightful enclosed rear garden.

POSTCODE: WA15 7NX

DESCRIPTION

ACCOMMODATION

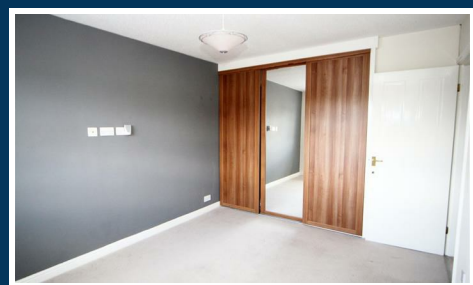
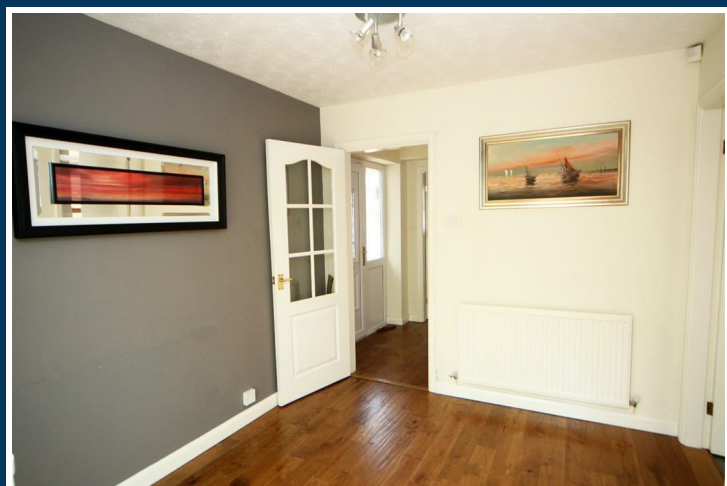
The accommodation briefly comprises entrance hall, generous living room, separate dining room opening onto large rear conservatory leading to integral garage used for storage and utility, bright fitted kitchen with integrated appliances and wall and base units, cloakroom/WC. To the first floor there are three well proportioned bedrooms with fitted wardrobes and recently re-fitted family bathroom/WC with shower over bath. Externally the property offers ample off road parking for several vehicles, superb patio seating area with lawned gardens beyond benefiting from a south easterly aspect.

LOCATION

The property is ideally located close to Timperley village and within easy reach of both Hale and Altrincham centres, all of which provide excellent shopping and recreational facilities. Altrincham in particular offers a wide mix of shops from unique and specialist shops to a variety of High Street names. In addition, schools serving the area are generally highly regarded, within easy reach and suitable for children of all ages. The property is also well placed for access to Manchester International Airport and the surrounding network of motorways as well as the Metrolink which provides a commuter service into Manchester City centre.

APPLICATION INFORMATION

To arrange a viewing for this property please call 0161 979 0193, viewings are strictly by prior appointment only. All properties have a non-smoking policy and in general a no - pets policy although some landlords may consider allowing pets on an individual basis. Please note if you have a pet (or



are considering having a pet) this should be discussed PRIOR to your application and if permitted, a higher tenancy deposit is generally required. Please note the following notes that are applicable to all prospective tenants :

Identification

All prospective tenants or permitted occupiers who will be living in the property over the age of 18 must complete an application form and provide original identification documentation (ie a passport with visa if required)

Application Fee

Fees are payable immediately upon application, £195 for the first applicant/company, £95 for each subsequent applicant and £125 for a guarantor if required (fees are inclusive of vat). The application fees are non-refundable and cover references carried out by a third party company and general application administration.

Holding Fee

If the application is successful, a holding fee generally equal to one month's rent will be required, this is a **NON REFUNDABLE HOLDING FEE** until the commencement of the tenancy agreement as all viewings on the property will then cease at this point. This fee will then serve as your first months rent.

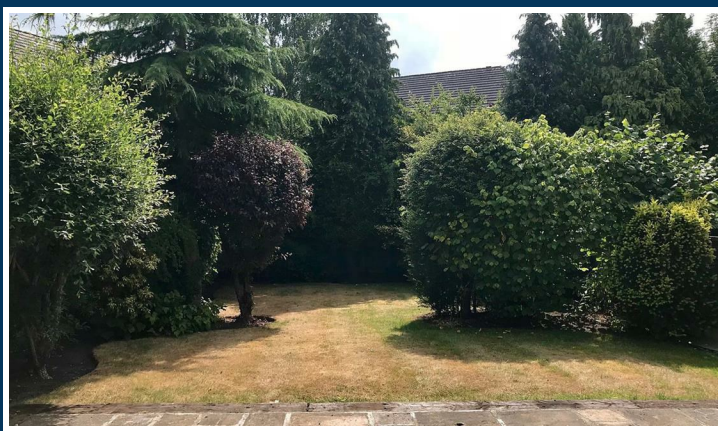
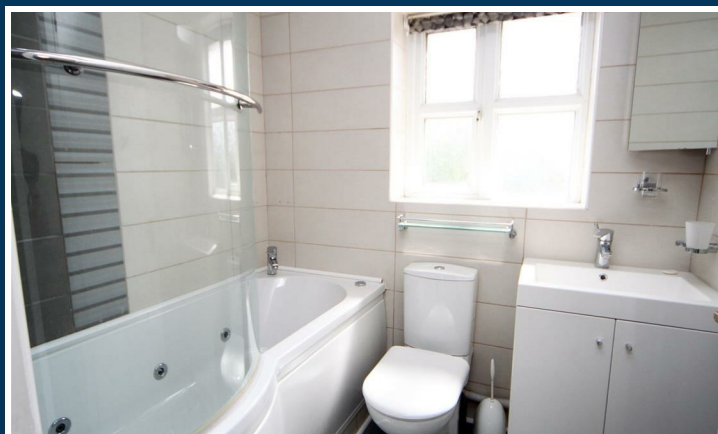
Tenancy Deposit

Before the commencement of the tenancy we will request a tenancy deposit to be individually confirmed, although usually equal to one months rent which, unless we confirm otherwise, will be registered with the DPS (Deposit Protection Service) as required by the Housing Act of 2004 until the end of your tenancy.

Agent Information

Ian Macklin Lettings Ltd is a member of ARLA and part of the Client Money Protection Scheme.

ARLA is the Association of Residential Letting Agents and In addition we are members of The Property Ombudsman (www.tpos.co.uk) who provide an independent redress.



Ian Macklin & Co, for themselves and the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of the fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Ian Macklin & Co has any authority to make or give any representations or warranty whatsoever in relation to this property.



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