



22a The Avenue, Blythe Bridge

£260,000 Freehold

In addition to your kitchen featuring wood effect cabinets, and sleek worktops, you have additional storage in the utility room and a dining room with space for a large dining table. • The living room boasts a lovely bay window, glazed sliding doors to the garden, and a cosy gas fire surround, perfect for those chillier evenings. • Three Bedrooms, two doubles, one with ensuite shower room, a further good sized single bedroom perfect as a nursery, home office, dressing room or guest bedroom. • Parking for multiple vehicles on the paved driveway and a single detached garage, perfect for those frosy mornings to come. • Located in Blythe Bridge boasting no rear neighbours and backs on to Forsbrook Recreation Centre and Draycott in the Moors.



Your back yard just got a whole lot bigger! Tucked away in the charming village of Blythe Bridge, this delightful home backs directly onto the scenic Draycott in the Moors and overlooks Forsbrook Recreation Centre giving you that rare combination of privacy and park views. With no rear neighbours and nature as your backdrop, it's a true haven for families seeking a taste of semi-rural living, without giving up modern conveniences. Just ten minutes from Cheadle, you'll have supermarkets, shops, and eateries right at your fingertips. But when you're home, it feels like you're miles away from the hustle and bustle. Step inside and you'll find a well laid out home with three bedrooms, two spacious doubles, including a master with a stylish ensuite shower room, and a generous single that's perfect as a nursery, home office, dressing room or guest space. The family bathroom features a shower-over-bath combo to suit every need. Downstairs, the light-filled living room boasts a lovely bay window, glazed sliding doors to the garden, and a cosy gas fire surround, perfect for those chillier evenings. At the heart of the home is a sleek and spacious kitchen with wood-effect cabinetry and marble-style countertops, offering both style and storage. Need more? You've got a handy utility room for additional appliances and clutter control. The kitchen flows into a bright dining area, ideal for hosting family meals or dinner parties with friends. A guest WC completes the downstairs layout. Outside, the garden is a low-maintenance blend of artificial lawn and paving, bordered by mature shrubs and hedgerows, offering both greenery and practicality. There's off-road parking for multiple vehicles, plus a single detached garage with power and lighting, making frosty mornings that bit easier. Book your viewing today, and make your next chapter a walk in the park.



Your back yard just got a whole lot bigger! Tucked away in the charming village of Blythe Bridge, this delightful home backs directly on to Forsbrook Recreation Centre and Draycott in the Moors. Council Tax band: TBD

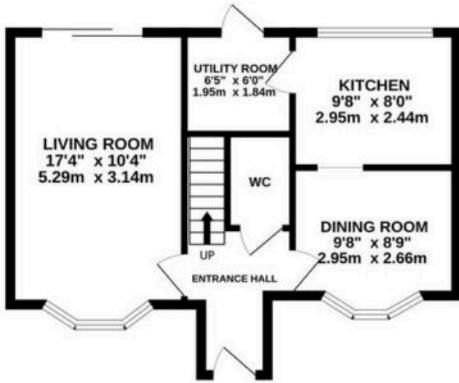
Tenure: Freehold

EPC Energy Efficiency Rating: C

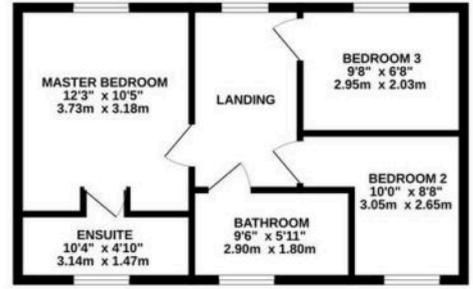
EPC Environmental Impact Rating:



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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