



1 CHERRY TREE CLOSE, WA15 7QJ
£1,600

 4  2  2



DESCRIPTION

****AVAILABLE FROM 1ST FEB 2021**** AN EXCELLENT OPPORTUNITY TO RENT THIS MODERN FOUR BEDROOM FAMILY HOME WHICH FORMS PART OF A QUIET AND DESIRABLE LOCATION CLOSE TO ALTRINCHAM TOWN CENTRE AND WITHIN THE CATCHMENT AREA FOR SOME OF SOUGHT AFTER SCHOOLS TRAFFORD IS RENOWNED FOR INCLUDING THE EVER POPULAR CLOVERLEA PRIMARY SCHOOL. This superb family home features a modern kitchen, spacious master bedroom with en-suite shower room, integral single garage, large rear garden and a driveway providing ample off road parking. The property forms part of Cherry Tree Close a quiet Cul-De-Sac situated less than 2 miles from the popular market town of Altrincham. Furthermore Hale Village is also nearby which offers an array of independent shops, bars and restaurants. In brief the accommodation comprises: Entrance hallway, modern fitted kitchen, dining room, lounge and an integral single garage. To the first floor there are four well proportioned bedrooms including a master bedroom which is serviced by an en-suite shower room. There is also a family bathroom. Externally to the rear the garden benefits from privacy and is mainly laid to lawn with an initial patio area. To the front there are further gardens and a driveway providing off road parking. AVAILABLE 1ST FEB 2021. PART FURNISHED (CURTAINS, BLINDS & WHITE GOODS ONLY). MINIMUM 12 MONTH LET. EPC=D.

£100 holding fee is applicable. Please note Ashworth Holme are a member of 'The Property Redress Scheme' and the 'CMP' client money protection scheme.

KEY FEATURES

- Available 1st Feb 2021
- Minimum 12 month let
- Excellent school catchments
- Large rear garden
- Part furnished
- Four bedroom detached
- Close to Altrincham & Hale
- Integral garage





DIMENSIONS



ASHWORTH HOLME

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
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