

Clay Lane, Timperley, Altrincham, Greater Manchester, WA15 7TS

£2,750PCM (Deposit: £3,173)

4 3 2



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Tax Band: G Furnished: Part furnished

Holly Farm Cottage provides spacious family accommodation in a pleasant semi-rural location which is still convenient for access to the local amenities, close to rail/motorway links and within a short distance of Manchester Airport.

The property has undergone a comprehensive scheme of modernisation and improvements over recent years to provide a superb, contemporary finished home. Features include a large, open-plan living room with full height vaulted ceiling, a study, a cloakroom/wc, an attractive fitted kitchen/breakfast room with integrated appliances and a separate utility room. On the first floor

is a galleried landing, four double bedrooms, two of which have modern en-suite facilities, and a family bathroom. Externally there is a double garage, a rear patio and a generous size, lawned garden to the side.

Key Features

- Stylish Detached Cottage
- Two Ensuites & Bathroom
- Kitchen/Diner & Utility Room
- Double Garage & Generous Gardens
- Four Double Bedrooms
- Large Open Plan Family Room
- Ground Floor Study
- 2 Miles from Hale & Altrincham

