



**7 DRAYFORD CLOSE, M23 0GE**  
**£1,050 PER CALENDAR MONTH**



## DESCRIPTION

AN INCREDIBLY WELL PRESENTED TWO DOUBLE BEDROOM MEWS THAT FORMS PART OF A POPULAR LOCATION WITHIN A SHORT WALK OF THE METROLINK NETWORK AND COMES COMPLETE WITH DESIGNATED PARKING DIRECTLY IN FRONT OF THE PROPERTY.

This property benefits from a modern dining kitchen with garden access and features a sunny enclosed rear garden. Forming part of the ever popular 'Kerscott Estate' which is located in a highly convenient position close to excellent transport links including the Metrolink and the M60 Motorway Network.

Warmed by newly fitted uPVC double glazing throughout and gas central heating courtesy of a modern combination boiler.

In brief the accommodation comprises: Entrance hallway, spacious living room, modern kitchen diner, master bedroom with fitted wardrobes, second double bedroom and family bathroom fitted with a modern white suite. Externally the well maintained rear garden is mainly laid to lawn with an initial patio area and a panelled fencing enclosure. Parking available directly in front of the property. There is also ample parking within a communal parking area.

AVAILABLE NOW! MINIMUM 12 MONTH TENANCY. SORRY NO PETS OR SMOKERS.

£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

- Two double bedroom mid mews property
- Presented to the highest of standards
- Designated parking directly outside
- Modern boiler & new double glazing
- Master bedroom with fitted wardrobes
- Sunny and well maintained rear garden
- Just a short walk from the Metrolink
- Recently decorated throughout

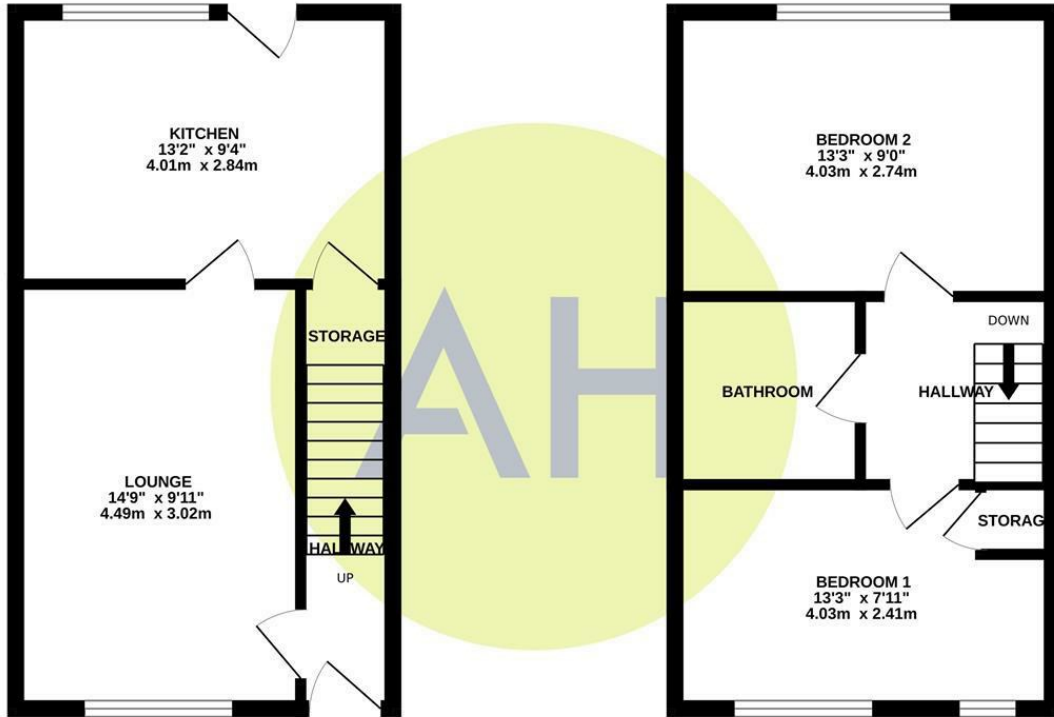






GROUND FLOOR  
319 sq.ft. (29.7 sq.m.) approx.

1ST FLOOR  
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 639 sq.ft. (59.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.