



**ASHWORTH HOLME**  
Sales · Lettings · Property Management



**CHERRY TREE HOUSE ATTENBURYS LANE, WA14 5QN**  
**£565,000**



## DESCRIPTION

A FANTASTIC OPPORTUNITY TO ACQUIRE THIS IMPOSING FOUR BEDROOM DETACHED THAT BENEFITS FROM A LARGE GATED DRIVEWAY AND A SIZEABLE REAR GARDEN. FORMING PART OF A QUIET BACKWATER JUST OFF PARK ROAD PUTTING THE PROPERTY WITHIN EASY WALKING DISTANCE OF TIMPERLEY METROLINK.

The property benefits from an integral garage, separate utility room, master bedroom with 'Jack & Jill' ensuite shower room, four very well proportioned bedrooms and a useful downstairs WC.

Situated on Attenburys Lane a quiet Cul-De-Sac location just off Park Road which puts the property within easy walking distance of the Metrolink and within the catchment area of the outstanding local school that Trafford is renowned for.

In brief the accommodation comprises: entrance hallway, downstairs WC, lounge/dining room, kitchen, utility and an integral garage. To the first floor there are four excellent bedrooms two of which are serviced by a 'Jack & Jill' ensuite. There is also a family bathroom. Externally to the rear there is a large and private garden which is mainly laid to lawn with a patio seating area. To the front there is a gated and walled driveway providing off road parking for multiple vehicles.

NO ONWARD CHAIN.

## KEY FEATURES

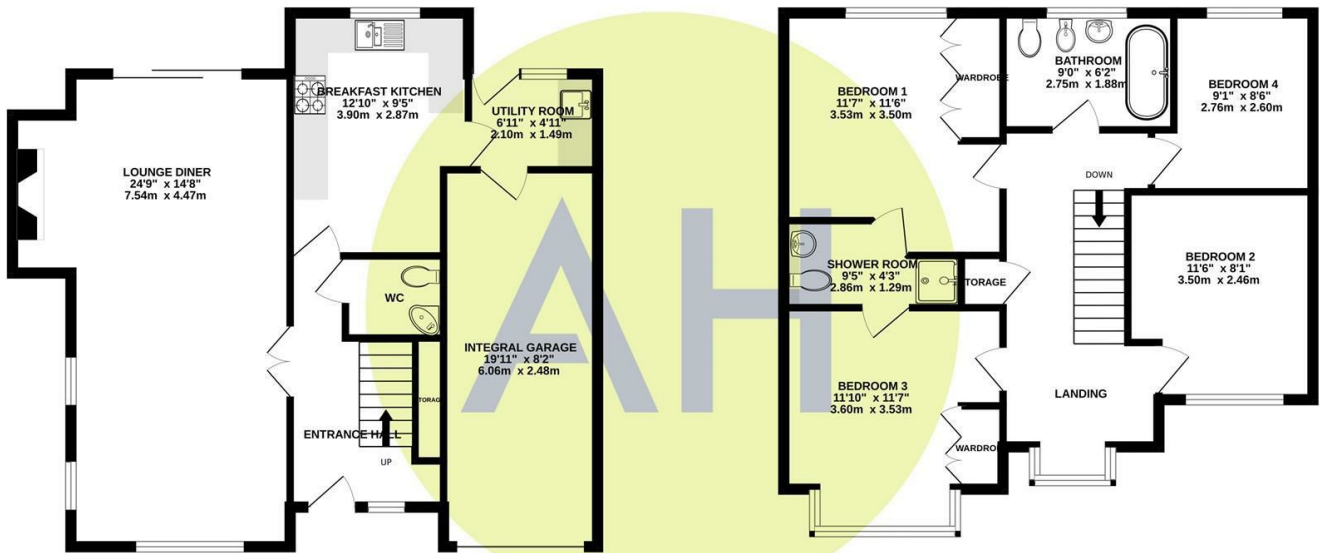
- Spacious four bedroom detached
- Private rear gardens with patio area
- Downstairs WC & integral garage
- Located close to Timperley Metrolink
- Large gated and walled driveway
- Jack & Jill ensuite to bedroom one & two
- Separate utility
- No onward chain





**GROUND FLOOR**  
726 sq.ft. (67.4 sq.m.) approx.

**1ST FLOOR**  
669 sq.ft. (62.2 sq.m.) approx.



**TOTAL FLOOR AREA: 1395 sq.ft. (129.6 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## ASHWORTH HOLME

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