





7 SEVERN CLOSE ALTRINCHAM WA14 4UF

\*\*\* AVAILABLE NOW \*\*\* Severn Close, Altrincham

Jordan Fishwick are delighted to bring to the rental market this modern four bedroom detached house, situated on a popular development in Altrincham, beside the John Leigh Park. Within walking distance of local schools and Altrincham Town Centre. Immaculate interior boasting a large live in family kitchen/diner & snug, with integrated appliances, formal lounge, utility room, downstairs WC, and double garage. The first floor consists of 4 large double bedrooms & a great size family bathroom, with bath & overhead shower. The master has an en suite shower room & walk in wardrobe. Very private & enclosed large rear & side gardens with maintenance free artificial grass, 2 sets of patio doors - one leading into the kitchen & the other into the formal lounge. A large attached garage and off road parking for 2-3 vehicles. A fabulous family home with modern kitchen & décor, and within the catchment of some excellent schools. Offered on an unfurnished basis. Call now to view - 0161 929 9797



- DETACHED
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- LARGE GARDEN
- GARAGE
- OFF ROAD PARKING
- SCHOOL CATCHMENT AREA
- EPC RATING - C
- COUNCIL TAX BAND F

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (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 |           |