**2 En-suites & Family Bathroom**

**Large Open Plan Family Room**

**Attractive Fitted Kitchen**

**Double Garage & Gardens**

**Detached 4 Bed Cottage**

**Modernised Throughout**

**Holly Tree Cottage, Clay Lane**

Timperley, WA15 7AF

**{prop\_price\_text}**

Holly Tree 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.

**Ground Floor**

**Entrance Hall** *16' 11'' x 8' 3'' (5.15m x 2.51m)*

Front door and and side window. Door to integral garage. Two central heating radiators. Open to living room.

**Study** *8' 3'' x 6' 6'' (2.51m x 1.98m)*

Built in desk and shelving. Central heating radiator. Double glazed window.

**Living Room** *23' 1'' x 18' 11'' max (7.03m x 5.76m)*

Large open plan living area with a feature full height, vaulted ceiling. Large wood burner. Spindle banister staircase to the first floor. Opening to kitchen. Two central heating radiators.Double glazed windows to front. Full height multi-paned window with French doors leading to the garden. Door to side.

**Kitchen/Breakfast Room** *17' 10'' x 11' 4'' (5.43m x 3.45m)*

Furnished with a range of contemporary gloss finished base units with Quartz work surfaces over and matching wall cupboards above. Breakfast bar. Inset stainless steel sink with mixer tap. Inset 5-ring gas hob with extractor hood above. Built in stainless steel microwave and electric oven. Integrated fridge and freezer. Integrated dishwasher. Central heating radiator. French doors leading to the rear garden.

**Utility Room** *11' 8'' x 4' 7'' (3.55m x 1.40m)*

Contemporary gloss finished base unit with Quartz work surfaces over. Inset stainless steel sink unit with mixer tap. Space and plumbing for automatic washing machine and tumble dryer. Wall mounted central heating boiler. Laundry shoot from first floor landing. Central heating radiator. Double glazed window and door to rear patio area.

**W.C.** *5' 0'' x 4' 8'' (1.52m x 1.42m)*

Fitted with a low level WC and a wall mounted vanity sink unit. Tiled walls.

**First Floor**

**Landing**

Built in storage cupboard. Loft access point. Two Velux roof windows.

**Bedroom One** *16' 6'' x 14' 2'' (5.03m x 4.31m)*

A comprehensive range of built in wardrobes. Two central heating radiators. Two double glazed windows.

**En-suite** *9' 8'' x 6' 0'' (2.94m x 1.83m)*

Fitted with a modern white suite comprising panelled bath, concealed cistern WC, wall mounted vanity sink unit and a walk-in shower. Fully tiled walls and floor. Chrome heated towel rail. Double glazed window.

**Bedroom Two** *12' 3'' + recess x 11' 2'' (3.73m x 3.40m)*

Central heating radiator. Double glazed window.

**En-suite** *6' 3'' x 6' 1'' (1.90m x 1.85m)*

Fitted with a modern white suite comprising low level WC, wall mounted vanity sink unit and a walk-in shower. Fully tiled walls and floor. Chrome heated towel rail. Double glazed window.

**Bedroom Three** *15' 5'' x 9' 9'' (4.70m x 2.97m)*

Central heating radiator. Two double glazed windows.

**Bedroom Four** *12' 0'' x 8' 7'' (3.65m x 2.61m)*

Built in airing cupboard. Central heating radiator. Double glazed window.

**Family Bathroom** *8' 9'' max x 6' 1'' max (2.66m x 1.85m)*

Fitted with a modern white suite comprising low level WC, wall mounted vanity sink unit and a panelled bath with shower screen and shower over. Fully tiled walls and floor. Chrome heated towel rail. Double glazed window.

**Outside**

**Double Garage** *18' 7'' x 17' 9'' (5.66m x 5.41m)*

Sectional up-over electric door. Personal door to rear patio. Door from hall. Window to rear.

**Gardens**

There is a generous size garden to the side of the property which is mainly laid to lawn, with a large patio area and surrounded by a variety of mature trees and bushes. There is an additional enclosed patio area to the rear of the property.

**Note**

All measurements are approximate. No appliances or central heating systems referred to within these particulars have been tested and therefore their working order cannot be verified. Floor plans are for guide only and all dimensions are approximate and are not to be used for room or furniture planning.

**Viewing**

By prior appointment only through our Stockton Heath office. Tel. (01925) 398343.

**Information For Tenants**

Permitted Payments: Moving In Costs: Security Deposit of: £2884.62 Plus The First Months Rent of £2500.00 Before The Tenancy Starts Payable To MCA Residential Lettings: Holding Deposit: 1 week’s rent to the value of £576.92 Holding Deposit will be off set against the Tenants moving in costs subject to meeting the criteria required inclusive of but not solely subject to: Satisfactory Right to Rent Checks, Satisfactory References, Tenancy Signed within 15 days of application and conditions permitted under the relevant legislation. The Holding Deposit of £576.92 will be retained by agent in the event of: Tenant does not proceed with the tenancy (15 days from submission of application to Tenancy Signing). Tenant fails the UK Right to Rent Checks. Tenant provides false or misleading information to Agent/ Referencing Company. During the tenancy (payable to the Agent): Payment of up to £50.00 if you want to change the tenancy agreement Payment of interest for the late payment of rent at a rate of 3%. Payment per item for the reasonably incurred costs for the loss of keys/security devices. Payment of any unpaid rent or other reasonable costs associated with early termination of the tenancy. During the tenancy (payable to the provider) if permitted and applicable: Utilities – gas, electricity, water Communications – telephone and broadband Installation of cable/satellite Subscription to cable/satellite supplier Television license Council Tax Other permitted payments Any other permitted payments, not included above, under the relevant legislation including contractual damages. Tenant protection: Adams Lettings Limited is a member of ARLA Propertymark Client Money Protection Scheme. Scheme Reference Number C0016017., and also a member of The Property Ombudsman, which is a Redress Scheme. You can find out more details on the agent’s website or by contacting the agent directly.