



Beech Tree Cottage, Beech Tree Lane, Lymm WA13 OFL

TO LET

A charming rural cottage set within beautiful open countryside comprising two reception rooms, kitchen, w/c to the ground floor and two bedrooms with modern bathroom to the first floor.

The property benefits from a tastefully landscaped garden and private driveway.

£1,500 (exclusive of outgoings) per calendar month

LOCATION

WA13 OFL

The property is situated in rural Lymm with beautiful 360 views over open countryside. The property is accessed off Beech Tree Lane which is in easy reach to the motorway networks. Altrincham town centre and Lymm village are in close proximity offering a range of amenities.

ACCOMMODATION

KITCHEN	3.39x 2.00
W/C	
LIVING ROOM	5.29 x 4.69
SNUG	3.37 x 3.19
BEDROOM 1	3.14 x 1.99 (at head height)
BEDROOM 2	4.12 x 1.63
SHOWER ROOM/WC	3.71 x 1.88
GARDEN	

SERVICES

Heating is gas tank. Mains water and electric are provided.

PARKING

The property has a private driveway and enclosed yard area with parking for multiple cars.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		61 D
39-54	E	40 E	
21-38	F		
1-20	G		

VIEWINGS

By appointment only. Please call our office on 0161 941 4228.

