

Hickton Drive, Altrincham, WA14

Asking Price Of £1,750 pcm

Property Features

- Three-Bedroom Detached House
- Off-Road Parking
- En-Suite to Master Bedroom
- Recently Renovated
- Good Sized Rear Garden
- Double Glazed Throughout
- Detached Garage
- Quiet Location
- In Catchment for Trafford's Outstanding Schools
- Available from the 8th of August

Full Description

An ideal family home, located in a friendly and safe cul-de-sac, just a few minutes walk to John Leigh Park and Altrincham town centre. This stunning three-bedroom detached property has been recently renovated to an extremely high standard, with a high quality modern kitchen and bathrooms. The property briefly compromises of: Off-road parking; a detached garage; a private rear garden; three good sized bedrooms; a family bathroom and a convenient en-suite to the master bedroom. The property also offers a generous array of storage space throughout.



KITCHEN-DINER

28' 3" x 15' 2" (8.62m x 4.63m)

This bright and spacious open-plan kitchen-diner is perfect for family meals and entertaining guests. This space offers practical tiled flooring throughout; two uPVC double glazed windows to the front aspect, one uPVC double glazed window to the rear aspect and a uPVC glazed door providing access to the rear garden; white high gloss kitchen storage units at base and eye level with matte black counter tops over; recessed one and a half bowl stainless steel sink unit, with chrome mixer tap over; integrated cooker, with four ring gas hob and integral extractor fan over; integral dishwasher and fridge-freezer; breakfast bar seating area; space and plumbing for washing machine; three sets of multi-directional spotlights and pendant light in dining area; splash back tiling; and neutral décor.

This space also offers a double panel radiator and vertical wall mounted radiator. The kitchen-diner allows access to the porch, to the lounge, the under-stairs storage cupboard and to the first floor accommodation via carpeted staircase.



LOUNGE

15' 6" x 11' 3" (4.74m x 3.45m)

A bright and spacious lounge located off the kitchen/diner offering plenty of space for a sofa, coffee table and storage shelves. The lounge is fitted with new carpeted flooring; a crystal light fitting; a double panel radiator; uPVC double glazed sliding patio doors allowing access to the rear garden and TV and telephone points.



MASTER BEDROOM

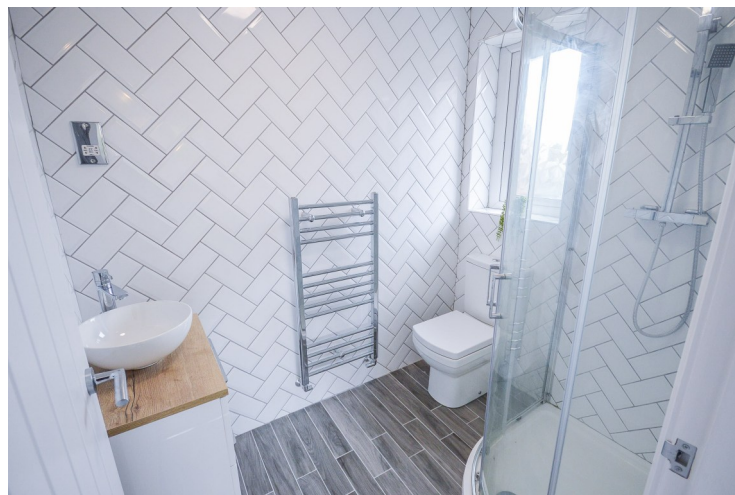
10' 4" x 11' 10" (3.17m x 3.63m)

This master bedroom is located off the first-floor landing and is a generously sized double bedroom with uPVC double glazed window to the rear aspect. This room offers new carpeted flooring; a single panel radiator; a pendant light fitting and ample space for double bed, wardrobe and chest of drawers.



EN-SUITE SHOWER ROOM

Accessed from the master bedroom, the en-suite shower room with a fitted three piece white suite. This room briefly comprises of a corner shower with chrome thermostatic shower system, with rain water shower head; low-level WC; hand wash basin with storage under; floor to ceiling ceramic tiled walls and laminate flooring; chrome heated towel rail and a uPVC frosted glass windows to the side aspect.



BEDROOM TWO

8' 1" x 11' 10" (2.47m x 3.62m)

The second bedroom is another good sized double room, comprising of brand new carpeted flooring; a pendant light fitting; uPVC double glazed window with lead to the front aspect and single panel radiator. This room offers space for a double sized bed, chest of drawers and wardrobe.



BEDROOM THREE

10' 2" x 9' 6" (3.12m x 2.92m)

The third bedroom is also accessed from the first floor landing. This room benefits from uPVC double glazed windows with lead to the front aspect; new grey carpeted flooring; a pendant light fitting; a single panel radiator and space for a small double bed. This room would be ideal as a home office or children's room.



BATHROOM

6' 1" x 6' 5" (1.86m x 1.97m)

This modern family bathroom is fitted with a three piece white suite, and comprises of; panelled bath with chrome thermostatic shower system over and glazed sliding panel; a low-level WC; pedestal hand wash basin with chrome mixer tap over and storage under; extractor fan; fully tiled flooring and walls with marble detailing; chrome heated towel rail and a frosted glass uPVC double glazed window to the front aspect.



EXTERNAL

To access this tastefully modernised detached three-bedroom family home, you are met with a paved pathway which leads you to the front of the property. To the side of the property, you will find a paved driveway for one car and detached garage, enclosed by timber panelled fencing and mature shrubs.

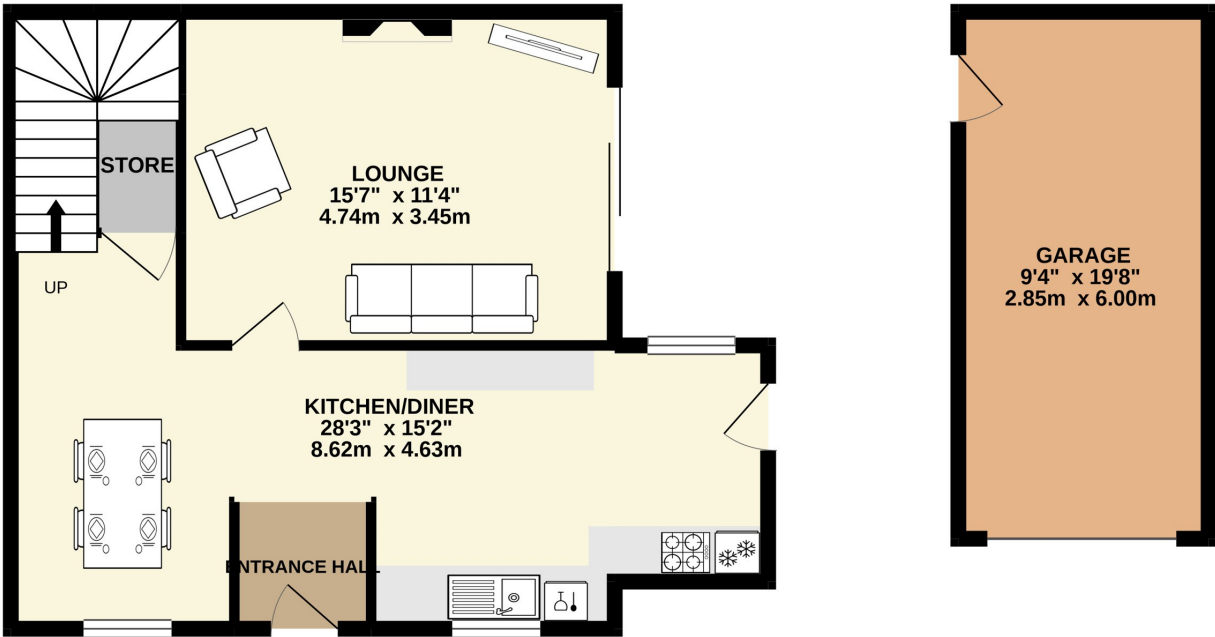
The rear garden can be accessed via a uPVC glazed door from the kitchen/diner or uPVC glazed sliding doors from the lounge. The garden is largely paved and enclosed by timber panelled fencing, with mature shrubs.



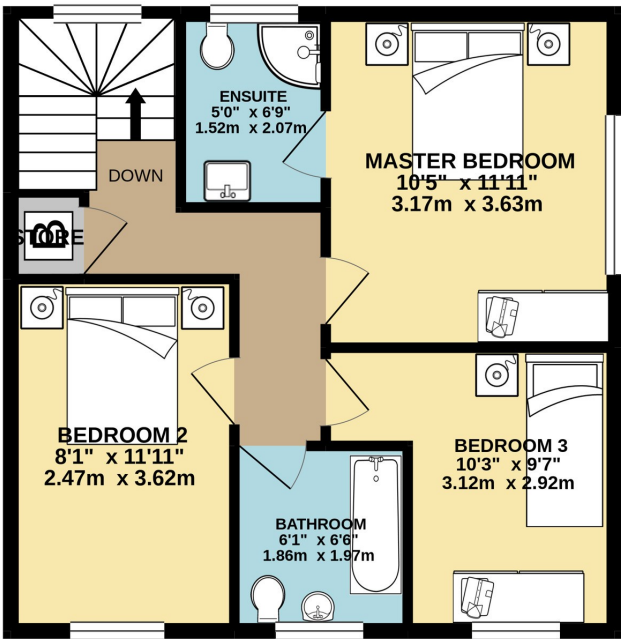
COMMON QUESTIONS

- 1. What is the council tax band for this property?** This property falls under band E, which in Trafford is £2,592.13 pa.
- 2. Does the property have gas central heating?** Yes, the boiler is a gas boiler, which has been serviced annually, and a gas safety test will be completed annually.
- 3. What is the deposit amount for this property?** The total tenancy deposit for this property is £2,019.23, the equivalent of 5 weeks' rent.
- 4. How much do I need to earn to rent this property?** The threshold for income to pass referencing for this property would be £52,500 per annum for one person or two working people can earn £26,250 per annum each.
- 5. When is the property available to move into?** The property is available from the 8th of August 2025.

GROUND FLOOR
751 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



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

TOTAL FLOOR AREA : 1270 sq.ft. (118.0 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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