



West Grove, Sale, M33

Asking Price of £1,650 pcm



Property Features

- Three Bedroom End of Terrace House
- Modern Fitted Bathroom
- Modern Fitted Kitchen
- Open Plan Kitchen-Diner
- Private Front and Rear Garden
- Close to Brooklands Metro Link and Sale Town Centre
- In Catchment for Trafford's Outstanding Schools
- Double Glazed Throughout
- Available from the 17th of March



Full Description

Three bedroom end-of-terraced house, located just a short walk to Brooklands Metrolink Station and Sale Town Centre. The property offers a front and rear garden; open-plan kitchen-diner and separate lounge. The property has been recently decorated, with new flooring throughout and a new fitted kitchen and bathroom. This is an ideal home for a young couple using the convenient local commuter routes, or a small family within catchment of the sought after local schools.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

LOUNGE

9' 6" x 12' 9" (2.9m x 3.9m)

The lounge is located to the front of the property with uPVC double glazed bay windows to the front aspect. The lounge is fitted with carpeted flooring; a single panel radiator; a pendant light fitting and television point.



KITCHEN/DINER

12' 9" x 20' 4" (3.9m x 6.2m)

The kitchen-diner is a large open-plan space which has been entirely re-fitted. The flooring is a very durable and practical wood effect tile; this room also offers uPVC double glazed window to the rear aspect and uPVC double glazed door leading to the rear garden. The room offers two pendant light fittings; a door leading to the entrance hall and is open to the balustrade staircase, allowing access to first floor accommodation.



The kitchen area is fitted with a range of matching base and eye level storage units; the kitchen is fitted with a stainless steel recessed sink and side drainer, with chrome mixer tap over; an eye level integrated oven; electric hob and stainless steel extractor hood over.



MASTER BEDROOM

13' 1" x 10' 5" (4.0m x 3.2m)

The master bedroom is located off the first floor landing via a wooden panelled door. This room offers carpeted flooring; a pendant light fitting; two uPVC double glazed; and a double panel radiator.



BEDROOM TWO

6' 2" x 10' 5" (1.9m x 3.2m)

The second bedroom is located adjacent to the bathroom off the first floor landing with a uPVC double glazed window to the rear aspect. This room also offers a double panel radiator; a pendant light fitting and carpeted flooring.



BEDROOM THREE

8' 2" x 5' 6" (2.5m x 1.7m)

The third bedroom is located to the rear of the property, accessed from the first floor landing, with a uPVC double glazed window to the rear aspect. This room also offers a double panel radiator; a pendant light fitting and carpeted flooring. The third bedroom is large enough to accommodate a single bed, and would be ideal as a bedroom for a small child or a home office.



BATHROOM

4' 7" x 9' 10" (1.4m x 3.0m)

The bathroom is located off the first floor landing and has been recently re-fitted. The bathroom offers a frosted glass uPVC double glazed window to the side aspect; tiled flooring and part tiled walls; a panelled bath; a wall mounted hand wash basin with chrome mixer tap over and storage unit under; there is a recessed shower cubicle with chrome thermostatic shower system; a low-level WC; double panelled radiator and extractor fan.



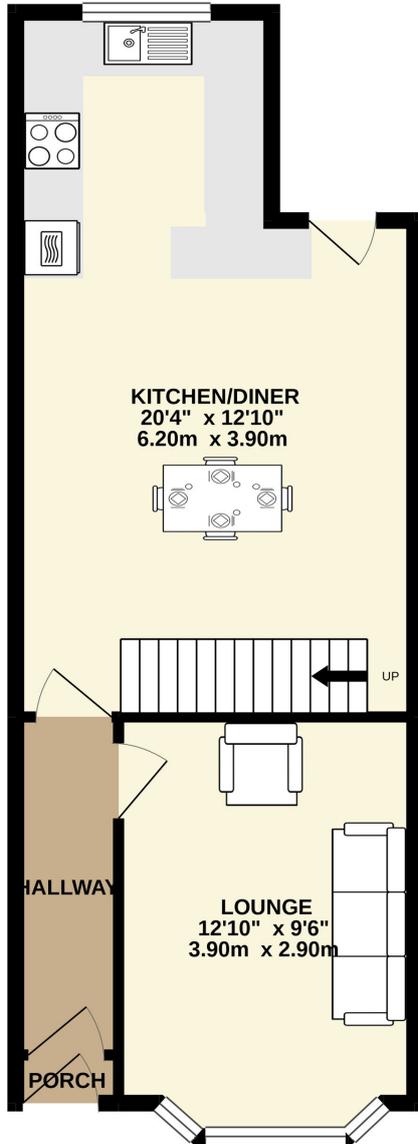
EXTERNAL

To the front of the property lies a generous front garden with path leading to front door and gravelled yard. The front garden is enclosed to the front by a low brick wall with stone pillars. It is also enclosed on either side by timber panelled fencing.

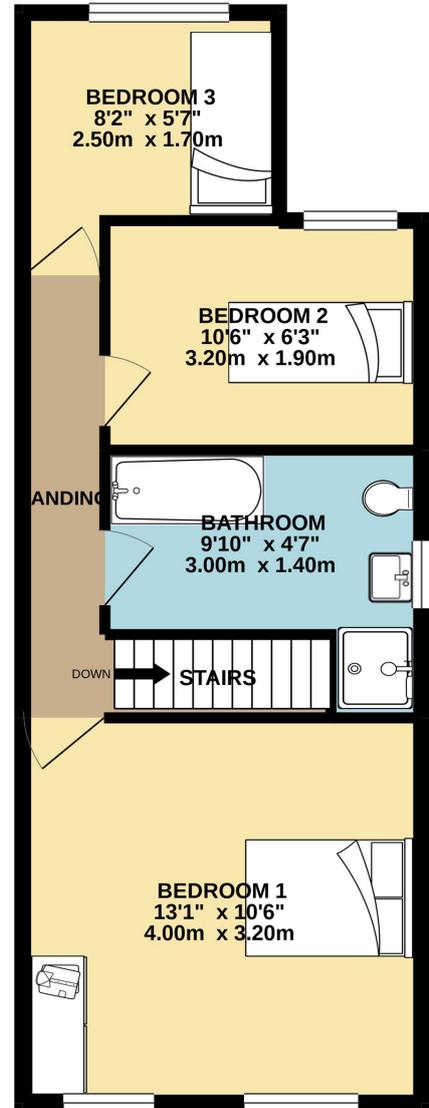
To the rear of the property one can access the rear garden via a uPVC double glazed door from the kitchen-diner. The rear garden is enclosed by high level brick walls, allowing for plenty of privacy. There is an outside tap and a timber gate leading to the rear shared alley for bin storage.



GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
504 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1016 sq.ft. (94.4 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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COMMON QUESTIONS

- 1. When I can move into the property?** The successful application can move into the property from the mid to end of March, pending successful credit checks and references.
- 2. What is the council tax band for the property?** The property falls under band C, which for Trafford Council is £1,885.16.
- 3. How much do I need to earn to rent this property?** To meet the affordability criteria for this property, the household income must be no less than £49,500. This can be made up of one income, or two incomes totalling to £24,750 each.
- 4. Can I pay the tenancy upfront?** The rent can be paid upfront for 12 months, in this case the upfront payment totals £19,800
- 5. What is the minimum length of tenancy available?** The landlord is looking for a minimum tenancy of 12 months with the potential option to extend.
- 6. How much is the deposit for this property?** The deposit is equivalent to 5 weeks rent which equates to £1,903.84