



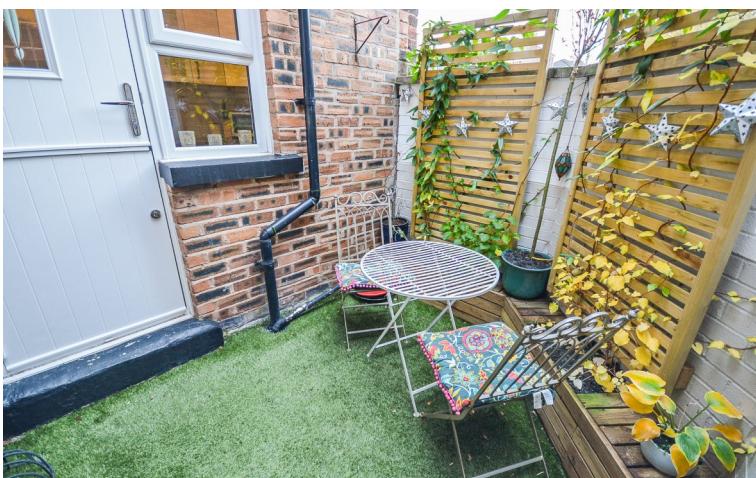
Moss Lane, Altrincham, WA15

Asking Price Of £1,350pcm



Property Features

- Two Double Bedroom End-of-Terraced House
- Short Walk to Metro Link Station
- Open-Plan Lounge-Diner
- Private Rear Garden
- Double Glazed Throughout
- Modern Kitchen and Bathroom
- Available from 1st September 2025
- Conveniently Located for Schools and Transport Links
- Part-Furnished



Full Description

Two double bedroom end - of - terraced house, located just five minutes walk into Altrincham town centre. The property has been tastefully modernised throughout, offering the perfect turn key purchase for a first time buyer. This property benefits from on street residents parking; a private rear garden; an open-plan lounge-diner and modern fitted bathroom and kitchen.

LOUNGE

9' 10" x 10' 4" (3.00m x 3.17m)

The lounge is located to the front of the property with uPVC double glazed window to the front aspect, fitted with wooden plantation shutters. This room offers solid wood flooring; a pendant light fitting; a double panel radiator; fitted storage cupboard; a period cast iron fireplace, with decorative wooden surround and period tiling; this room also offers television and telephone points. The lounge is open to the dining area and allows access to the entrance hall via a wooden panelled door.



DINING ROOM

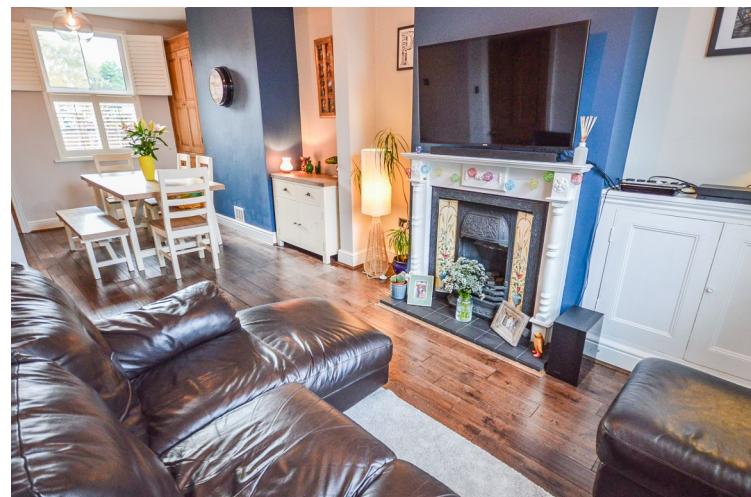
12' 5" x 10' 7" (3.81m x 3.24m)

The dining room is access from lounge area via an opening and allows access to the under-stairs storage cupboard and kitchen via wooden panelled doors. The dining room benefits from a uPVC double glazed window to the rear aspect, fitted with wooden plantation shutters. The dining room comprises of continued solid wood flooring; a pendant light fitting; a double panel radiator and a fitted storage cupboard.



UNDER-STAIRS CUPBOARD

Accessed from the dining room via a wooden panelled door one will find an under-stairs storage cupboard. This space is currently utilised as a utility room/ larder. The space is large enough to house a condensing tumble dryer, full sized fridge-freezer and shelving for food storage.



KITCHEN

8' 9" x 5' 8" (2.67m x 1.74m)

The kitchen is fitted with a range of matching base and eye level storage units, a uPVC double glazed window to the side aspect and a stable style composite external door with leaded glass insert.

The kitchen is fitted with a stainless steel recessed sink unit, chrome mixer tap over; four ring gas hob with electric oven under and integral extractor over; integrated dishwasher and under counter fridge, and space for washing machine. This room offers laminate tile effect flooring and a multi-directional spot light.



MASTER BEDROOM

8' 11" x 10' 7" (2.74m x 3.25m)

Located off the first floor landing the master bedroom is a spacious double bedroom, with a uPVC double glazed window to the front aspect.

The master bedroom offers solid wood flooring; a pendant light fitting; a double panel radiator and a period cast iron fire place. This room is more than large enough to accommodate a double bed, chest of draws, wardrobe and dressing table.



BEDROOM TWO

12' 10" x 4' 10" (3.92m x 1.48m)

The second double bedroom is located off the first floor landing, this bedroom offers a uPVC double glazed window to the rear aspect. The room also comprises of carpeted flooring; built in wardrobes; a pendant light fitting; and a single panel radiator. This room would easily accommodate a double bed; and chest or draws, the room is currently utilised as a home office and dressing room.



BATHROOM

5' 5" x 8' 8" (1.67m x 2.65m)

The bathroom is located to the rear of the property off the first floor landing, with a frosted glass uPVC double glazed window to the rear aspect, fitted with a roller blind. The bathroom offers part tiled walls; wood effect flooring; a wall mounted hand wash basin with storage under; a low-level WC; a panelled P-shaped bath with chrome thermostatic shower system over and part glazed screen; a wall mounted mirror fronted storage cabinet; a chrome heated towel rail and a multi-directional spot light.

EXTERNAL

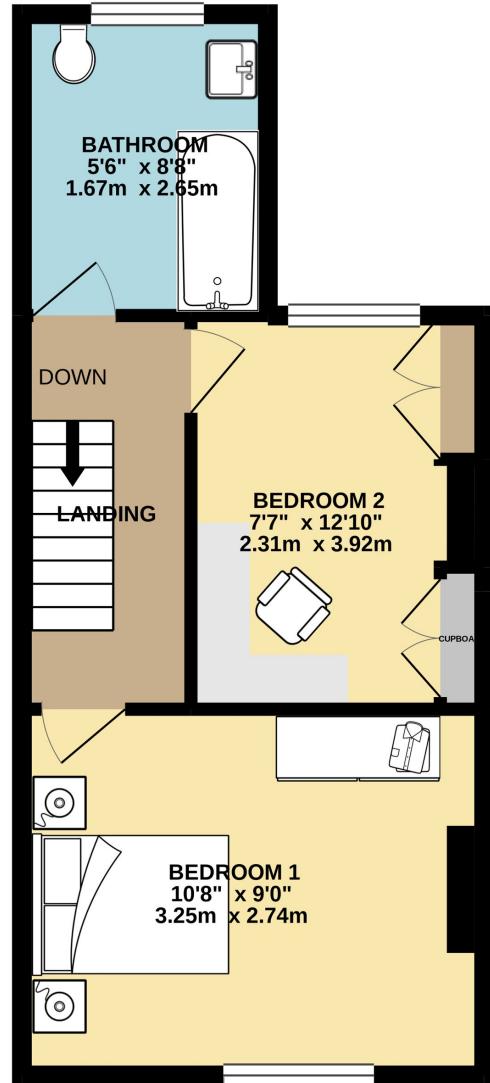
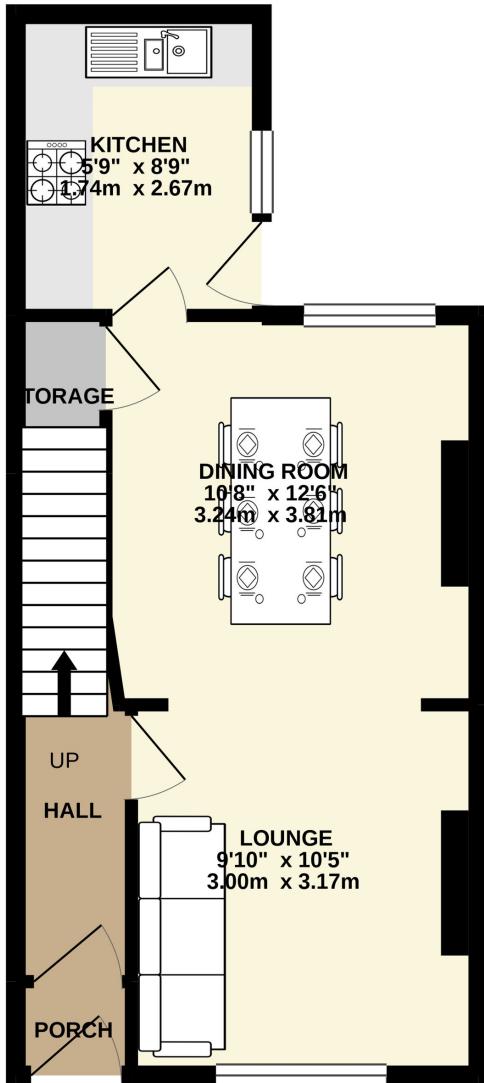
To the front of the property is a small front garden enclosed by a low-level brick wall and allowing access to the front door.

To the rear of the property offers a rear court yard garden. The rear garden is reached via a timber gate to the side of the property or via the stable style door leading from the kitchen. The rear garden is enclosed by brick walls and wooden trellis add additional privacy to the rear. The garden has been fitted with artificial grass; and benefits from fitted planters with established climbing plants. This is a perfect spot for a morning coffee or an evening glass of wine.



GROUND FLOOR
372 sq.ft. (34.6 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.3 sq.m.) approx.

TOTAL FLOOR AREA: 745 Sq.Ft. (68.5 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.
Data with Metronix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		61 D
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

- 1. How much is the council tax for this property?** This property is in council tax band C, which currently costs £1,885.16 annum.
- 2. When is the property available?** This property will be available from the 1st September 2025.
- 3. Is this property furnished or unfurnished?** This property comes part furnished, including white goods and a number of soft furnishings. All furniture you see inside the property on the viewing is included within the tenancy.
- 4. Who will be managing the tenancy?** Jameson and Partners will be managing the tenancy of this property, we are a diligent agency and will attend to any problems without delay.
- 5. Does the property have parking?** There is residents permit parking to the front of the property. Permits are to be purchased from Trafford Council and cost circa £51.50 pa, per car.
- 6. What is the internet speed like in this location?** The Landlord has advised the broadband speed is very good. Fibre Optic is available in this location.
- 7. How much do I need to earn to rent this property?** You will need to have an annual household income of at least £40,500 pa. This can be one person earning at least £40,500 or two people earning a minimum of £20,250 each. The deposit for this property is equivalent to 5 weeks rent, which is £1557.07 if let at £1350pcm.