



Navigation Road, Altrincham, WA14
Asking Price of £1,550 pcm



Property Features

- Two Double Bedroom End—Of—Terraced House
- Short Walk to Metro Link Station
- Open-Plan Kitchen-Diner
- Private Rear Garden
- Available Immediately
- Modern Kitchen and Bathroom
- High Ceilings Throughout
- Conveniently Located for Schools and Transport Links



Full Description

Two double bedroom end-of-terrace house located just five minutes walk to Navigation Road Metro Link Station. The property has been stylishly decorated and fully modernised throughout; with uPVC double glazed windows and doors; a private rear garden; and open-plan kitchen-diner.

A brilliant home for a young couple or small family, which is low maintenance and conveniently located for access to local amenities.



LOUNGE

12' 9" x 8' 10" (3.9m x 2.7m)

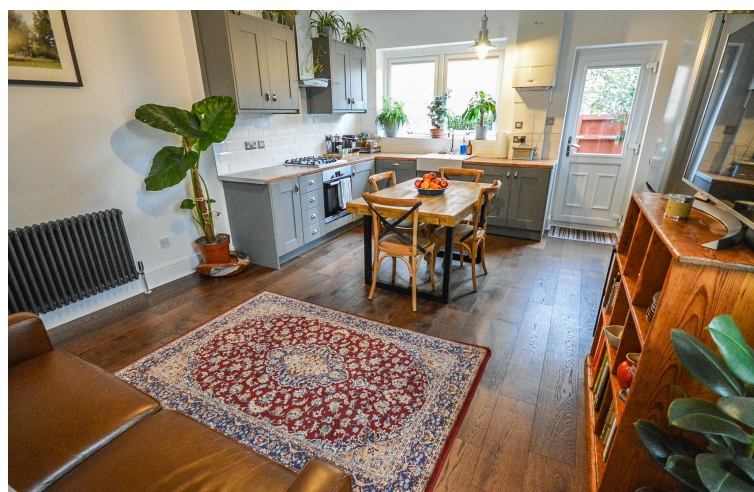
The lounge is located to the front of the property with a large uPVC double glazed window to front elevation, fitted with plantation shutters. This room offers a hard wood door leading to the entrance porch and an opening leading to the kitchen-diner. This room is fitted with engineered wood flooring; a television point; a period cast iron style radiator; a pendant light fitting and ample space for arm chair and two seater sofa.



KITCHEN/DINER

20' 4" x 13' 1" (6.2m x 4.0m)

A bright and spacious kitchen-diner, ideal for entertaining guests, or enjoying a family meal. This room benefits from floods of natural light via uPVC double glazed window to the side and rear aspects; and uPVC double glazed door with glazed panel leading to the rear garden. The kitchen area offers continued engineered wood flooring; a period cast iron style radiator; two pendant light fittings; a wooden panelled door leading to the under stairs storage cupboard; an opening to the lounge and carpeted stairs leading to first floor accommodation.



The kitchen area is fitted with a range of matching base and eye level storage units with tiled splash back. The kitchen is fitted with an integral dishwasher and washing machine; a Belfast sink, with chrome mixer tap over; a four ring gas hob; electric oven; a wall mounted combi boiler and a space for a freestanding fridge-freezer.



MASTER BEDROOM

14' 1" x 13' 5" (4.3m x 4.1m)

The master bedroom is a generous double bedroom located to the rear of the property, benefitting from two large uPVC double glazed windows to rear elevation; a double panelled radiator; a pendant light fitting; carpeted flooring; a wooden panelled door to the first floor landing and ample space for a king sized bed, wardrobes, chest of draws and dressing table.



BEDROOM TWO

13' 9" x 8' 10" (4.2m x 2.7m)

Located off the first floor landing to the front of the property is the second double bedroom. This room comprises of two uPVC double glazed windows to front elevation, fitted with roller blinds; a double panelled radiator; a pendant light fitting; carpeted flooring; and ample space for a double bed, wardrobes and chest of draws. This room is presently used as a home office and craft room.



BATHROOM

8' 6" x 8' 2" (2.6m x 2.5m)

The bathroom is a generous size and fitted with a modern white suite. The bathroom is fitted with a panelled bath tub; a tower shower unit with a chrome thermostatic shower system; a pedestal hand wash basin; a low-level WC; wall-mounted shelving and a storage cupboard; tiled flooring and part-tiled walls; a chrome wall-mounted heated towel rail and recessed spot lighting. This room is accessed via a wooden panelled door to the first floor landing.



EXTERNAL

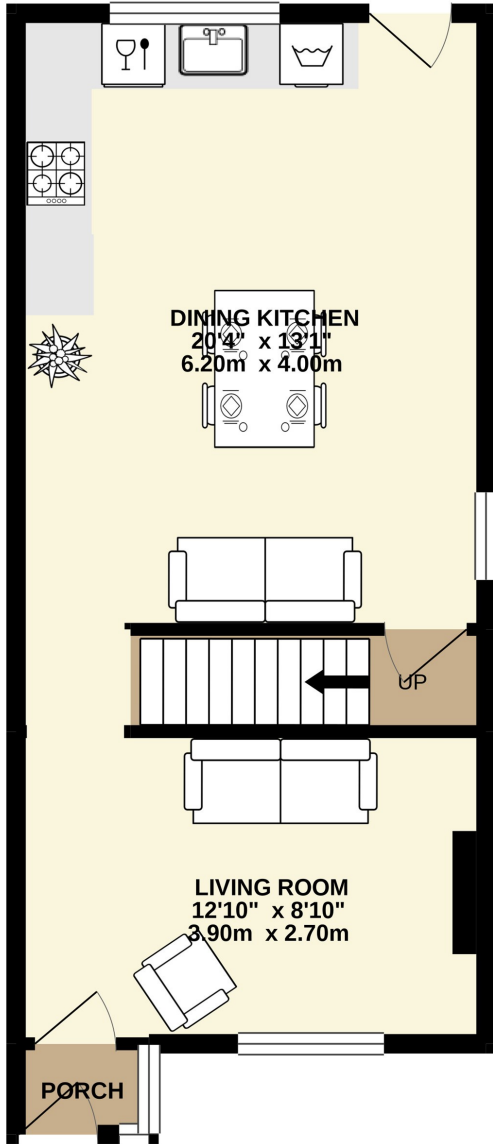
To the front of the property lies a gravelled front garden, enclosed by a low brick wall and picket fence, with picket gate leading to paved path, allowing access to the front door.

To the rear of the property is a conveniently sized rear garden, perfect for enjoying a morning coffee or evening glass of wine. The rear garden is accessed from the kitchen-diner and allows access to the rear bin storage area via a timber gate. The rear garden is enclosed by timber panelled fencing; it is paved with gravelled boarders, within which is a small but established tree. The rear garden benefits from an external light and offers a low maintenance space for catching the summer sunshine and hosting a summer BBQ.

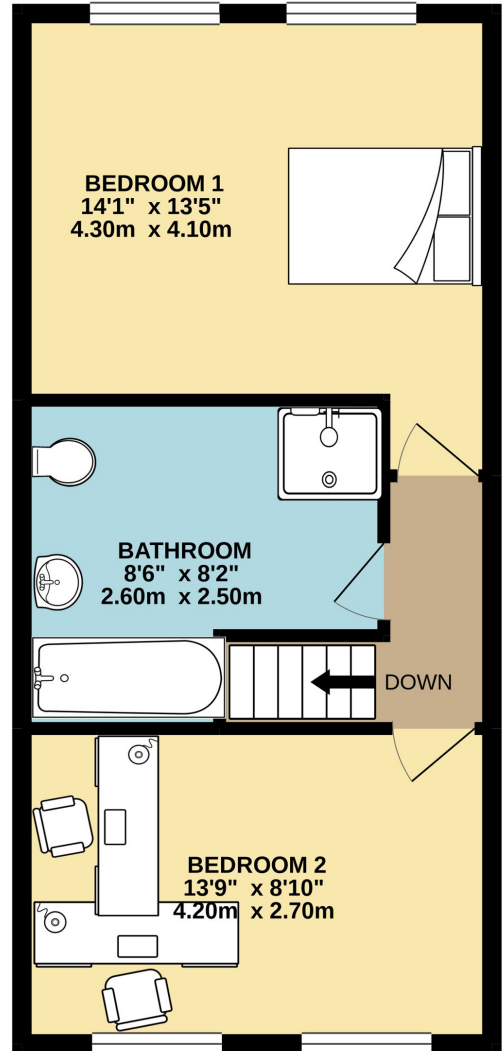


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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. How much are the running costs for this property?

The current owners have advised that the costs are around £21pcm for water rates; £90 for gas and electric combined and around £65pcm for their television and broadband services. However, this will of course depend on the size of your family and usage, rates may vary.

2. What is the council tax band for this property?

This property falls in to Trafford Council tax Band B, which is currently £1532.90 per annum.

3. When is the property available and for how long?

This property is immediately available, for a minimum of 12 months.

4. Does the property come with white goods?

Yes, the property is fitted with an integral washing machine and dishwasher. There is ample space for a freestanding fridge/freezer.

5. How much do I need to earn to rent this property?

You will need an annual household income of at least £46,500. This can be one person earning at least £46,500, or two people earning a minimum of £23,250 each.

6. Does this property come with parking?

Yes, this property benefits from permit parking to the front of the property.