



Hollyfern Road, Timperley, WA14

Asking Price £1,750 pcm





# Property Features

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- Three Bedroom Semi-Detached House
- Located in Quiet Cul-De-Sac
- Off-Road Parking
- Walking Distance to Altrincham Town Centre
- Double Glazed Throughout
- Modern Property
- Downstairs WC and En suite to Master Bedroom
- High Quality Materials Used Throughout
- Private Rear Garden
- In Catchment for Trafford's Outstanding Schools



## Full Description

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Beautifully presented three-bedroom semi-detached house. Located in quiet cul-de-sac, with off-road parking and a single garage. The property offers a very private rear garden with National Trust land beyond. This property is less than 10 years old and has had only two owners, the property was upgraded internally with high quality work surfaces, floors and tiling.

This is a perfect family home, with a master bedroom with en suite shower room and two further bedrooms and family bathroom. The property also offers a convenient ground floor WC. The kitchen-diner is an open-plan space with French doors leading to the rear garden.

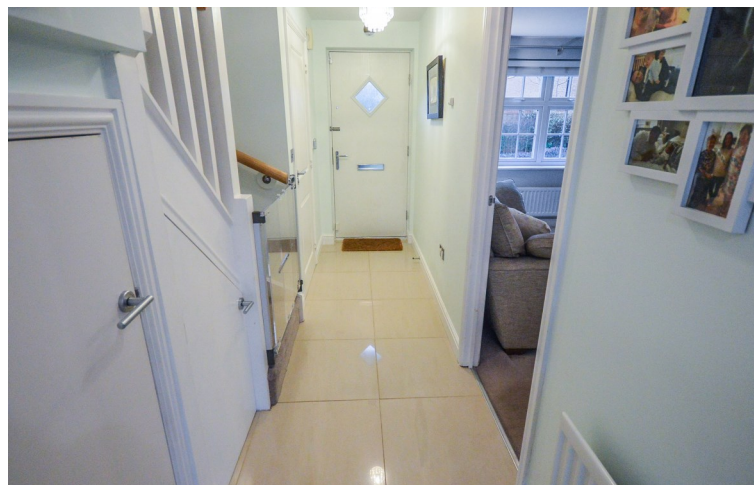




## ENTRANCE HALL

**3' 4" x 14' 4" (1.03m x 4.37m)**

The entrance hall is fitted with a tiled floor; a pendant light fitting; a single panel radiator; and doors leading to the lounge; kitchen-diner and downstairs WC. From this room there is also access to an under-stairs storage cupboard and balustrade staircase leading to the first floor accommodation. The under-stairs storage cupboard offers space and plumbing for a washing machine.



## DOWNSTAIRS WC

**3' 4" x 5' 3" (1.03m x 1.61m)**

A convenient downstairs WC, accessed from the entrance hall. This room offers wall mounted hand wash basin; low-level WC; uPVC double glazed frosted glass window to the side aspect; part tiled walls and tiled floor; a single panel radiator and ceiling mounted light fitting.



## LIVING ROOM

**10' 4" x 16' 6" (3.16m x 5.04m)**

Spacious family living room with uPVC double glazed window to the front aspect, with fitted blinds; carpeted flooring; a pendant light fitting; television and telephone points; an electric fire and a single panel radiator.



## KITCHEN/DINER

**17' 4" x 10' 5" (5.30m x 3.20m)**

The open-plan kitchen-diner is located to the rear of the property with uPVC double glazed French doors and window to the rear aspect, both fitted with blinds, overlooking the rear garden. This room is fitted with matching base and eye level storage units, with marble worktops over and a range of integrated appliances. The appliances fitted in the kitchen area include: Fridge-freezer; double oven; four ring gas hob, with stainless steel extractor hood over; and full size dishwasher. The kitchen also offers a recessed stainless steel double sink with chrome mixer tap over; tiled flooring; recessed spot lighting; double panel radiator and television point.





## LANDING

The first floor landing area is carpeted, allowing for access to the loft via a hatch in the ceiling and to the three bedrooms and bathroom. This space also offers doors leading to two large storage cupboards.



## MASTER BEDROOM

**12' 4" x 10' 6" (3.76m x 3.21m)**

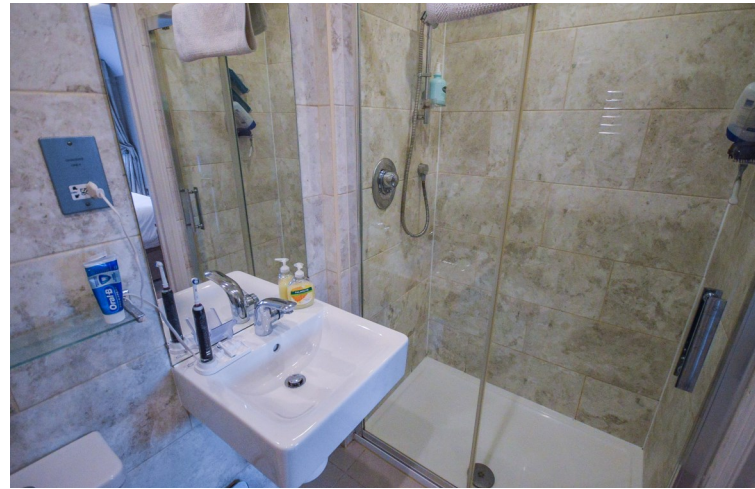
The master bedroom is located off the first floor landing, with a uPVC double glazed window to the front aspect, with fitted blinds. This room offers carpeted flooring; a pendant light fitting; a single panel radiator; a television point; fitted wardrobes and a door leading to the en suite shower room.



## EN SUITE SHOWER ROOM

**6' 6" x 3' 7" (2.00m x 1.10m)**

Accessed from the master bedroom, the en suite shower room offers fully tiled floor and walls; a wall mounted hand wash basin; low-level WC and shower cubicle with thermostatic shower system. This room is also fitted with a chrome heated towel rail; a shaving socket and recessed spot lighting.



## BEDROOM TWO

**9' 6" x 10' 5" (2.92m x 3.19m)**

The second bedroom is another double bedroom, currently utilised as a child's bedroom. This room benefits from fitted carpets; a uPVC double glazed window to the rear aspect, with fitted blinds; a single panel radiator and a pendant light fitting.





### BEDROOM THREE

7' 1" x 10' 8" (2.17m x 3.27m)

The third bedroom also offers a uPVC double glazed window to the rear aspect, with fitted blinds; carpeted flooring; a single panel radiator and a pendant light fitting.



### BATHROOM

6' 2" x 6' 0" (1.88m x 1.84m)

The family bathroom is located off the first floor landing; this room offers a quirky diamond shaped uPVC double glazed frosted glass window to the front aspect. The bathroom offers fully tiled floor and walls; a low-level WC; a wall mounted hand wash basin; a chrome heated towel rail and a panelled bath with glazed screen and thermostatic shower over. This room is also fitted with a shaving socket and recessed spot lighting.



### EXTERNAL

To the front of the property lies a good sized lawned front garden with paved path leading to the front door, the garden offers borders stocked with mature shrubs and small trees. To the side of the property is a private driveway leading to the garage, the drive is large enough to accommodate three vehicles. From the drive there is a timber gate leading into the rear garden.

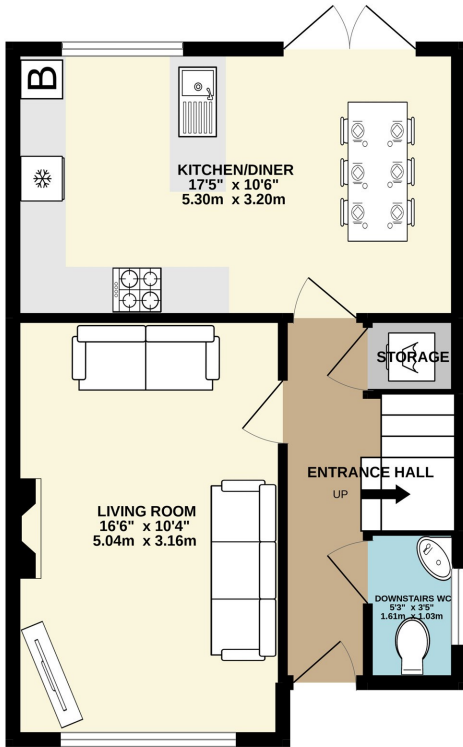


To the rear of the property one will find a private rear garden, which is enclosed on three sides by timber panelled fencing. The garden is largely laid to lawn; with a paved seating area adjacent to the house. Beyond the rear garden is National Trust land, therefore the garden is not overlooked.

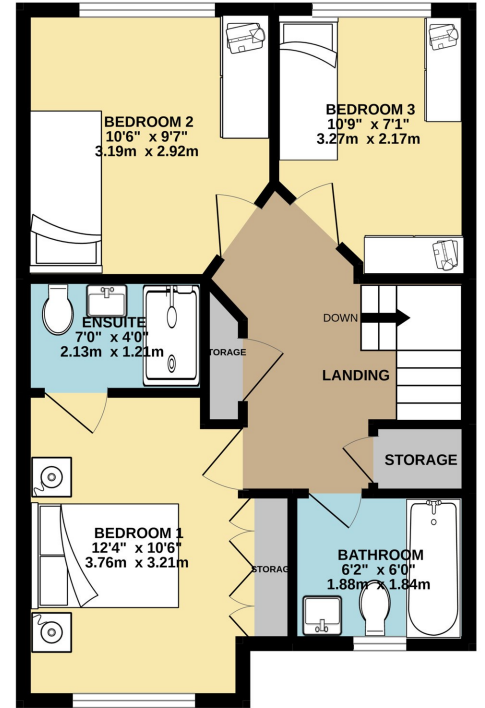


Adjacent to the garden area and at the end of the driveway is a single garage. The garage offers an up-and-over door; eave storage space; lighting; plumbing for tumble dryer and freezer; and storage units with worktop.

GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1101 sq.ft. (102.3 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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Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	83   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# COMMON QUESTIONS

- 1. Which items are included in the rental price?** The landlord has advised this property will be let unfurnished, but will include the fitted appliances (as detailed in the kitchen description), along with the fitted blinds.
- 2. When was this property constructed?** The property was completed in 2012.
- 3. Who lives in the attached property?** The other side of the semi is owned by a young family with two children. They are very pleasant and have been good friends to the previous occupants.
- 4. What is the council tax band for this property?** This property falls under band D, which in Trafford is £1,876.76 pa.
- 5. What are the previous occupants favourite aspects of this property?** The owners have advised that they are sad to move on from this home. They have very much enjoyed the convenient location; the privacy and the energy efficiency of the property.
- 6. 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 carried out prior to the start of this rental, and annually thereafter.
- 7. 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.
- 8. 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.