



Regent Road, Altrincham, WA14
Asking Price Of £1,600 pcm



Property Features

- Newly Completed Development
- Off-Road Parking
- Two Minute Walk to Altrincham Market
- Available Immediately
- Double Glazed Throughout
- Gas Central Heating
- Security Alarm with Motion Sensors
- Within Catchment of Trafford's Schools
- En Suite to Both Bedrooms
- Ground Floor WC



Full Description

Stunning two-bedroom terraced house located in the centre of Altrincham, within easy reach of the shops, amenities and transport links.

This property is part of a newly completed development, the property is offered fully furnished with integrated high-quality white goods. The property benefits from an off-road parking space; double glazed windows throughout; an en suite bathroom to master bedroom and en suite shower room to second bedroom; downstairs WC; open-plan lounge diner and ready to be occupied immediately.



LOUNGE-DINER

13' 1" x 17' 0" (4.00m x 5.2m)

An open-plan lounge diner with wood effect flooring; two pendant light fittings; two double panel radiators; double glazed window to front aspect; television and telephone points. This is large enough to accommodate a sofa; armchair; coffee table; and dining table and four chairs. The lounge-diner is open to the kitchen and also allows access to the downstairs WC.



KITCHEN

10' 9" x 16' 0" (3.3m x 4.9m)

The kitchen offers double-glazed sliding doors allowing access to the rear patio and car parking beyond, in addition to a double-glazed window to the rear aspect. The kitchen is fitted with a range of matching base and eye level storage units; recessed spot lighting; under cabinet downlights and offers integrated appliances, these include: A full sized dishwasher; Neff induction hob and oven, with integrated extractor over; Neff microwave; washing machine and fridge-freezer.



DOWNSTAIRS WC

4' 3" x 5' 2" (1.3m x 1.6m)

Accessed from the lounge diner is a convenient downstairs WC. This room comprises tiled flooring; a wall-mounted hand wash basin; a low-level WC; a single panel radiator and wall mounted mirror.



MASTER BEDROOM

17' 4" x 14' 1" (5.3m x 4.3m)

The second double bedroom is also accessed from the first-floor landing, with a double glazed window to the front aspect; carpeted flooring; a pendant light fitting; television and telephone points. This room would comfortably accommodate a double bed; bedside tables; a chest of drawers and a wardrobe.



EN SUITE BATHROOM

5' 6" x 11' 1" (1.7m x 3.4m)

The bathroom benefits from tiled flooring and part tiled walls; a wall-mounted chrome heated towel rail; a wall-mounted hand wash basin with storage under and LED illuminated mirror over; there is a paneled bath with a glazed screen and chrome thermostatic shower system.



BEDROOM TWO

15' 5" x 11' 1" (4.71m x 3.4m)

The master bedroom is located off the first-floor landing, with a double glazed window to the rear aspect; carpeted flooring; a double panel radiator; a pendant light fitting; television and telephone points. This room offers ample space for a double bed; bedside tables; a chest of drawers and a wardrobe. This room allows access via a sliding door to the en suite shower room.



EN SUITE SHOWER ROOM

3' 3" x 11' 1" (1.0m x 3.4m)

The en suite shower room is fitted with a modern white suite comprising wall mounted hand wash basin with storage under and wall mounted LED illuminated mirror over; a low-level WC; and a large shower cubicle with a chrome thermostatic shower system and glazed sliding door. This room also offers recessed spot lighting and an extractor fan.



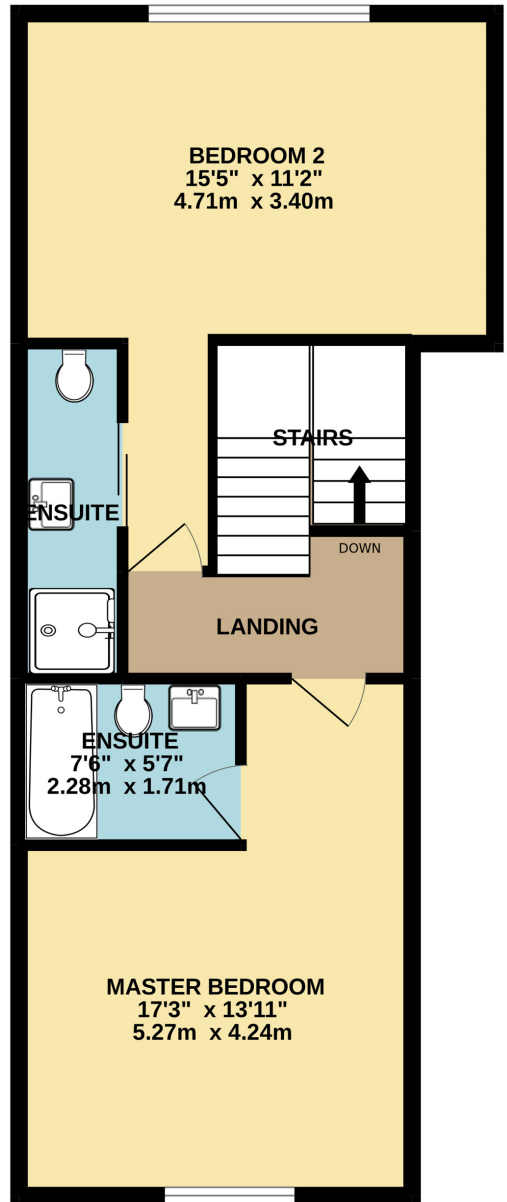
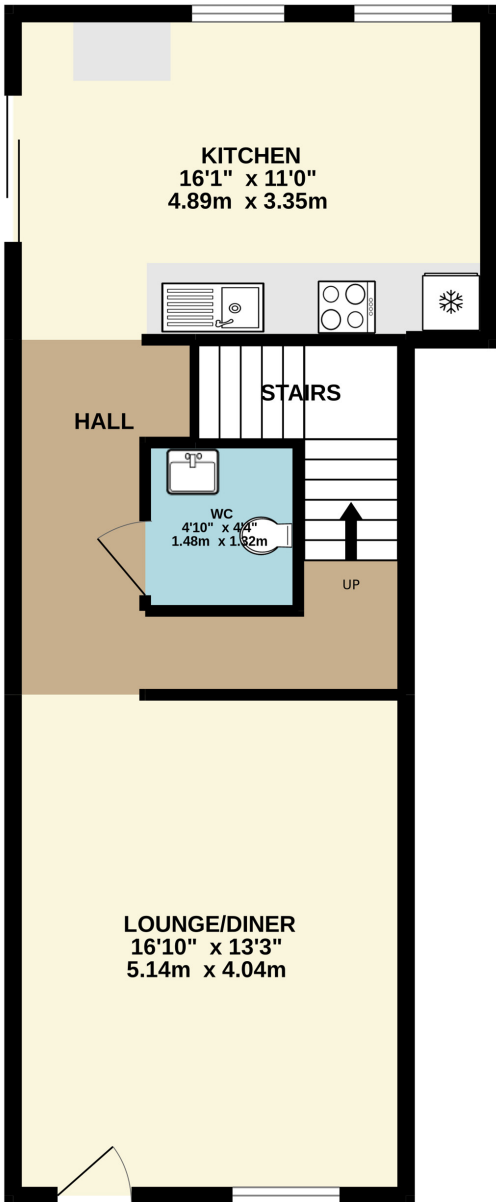
EXTERNAL

The property benefits from a small patio area to the rear and a timber bin storage shed. Beyond the patio area one can access the car park, within which each dwelling has an allocated parking space.



GROUND FLOOR
558 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.7 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		
81-91	B		89 B
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

1. When is this property available to move into?

The property is available immediately, however, before taking occupation, the selected tenant will undergo reference checks to confirm their suitability, this can be completed within 48 hours, but will often depend on how quickly your referees respond to the reference requests.

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

At a rental price of £1600 pcm the applicant will be required to earn at least £48,000 per annum or if two working professionals are renting they will each need to earn £24,000 per annum.

3. How much is the deposit for this property?

The deposit for this property, is equivalent to 5 weeks rent. This is held securely in the DPS, at £1600 pcm, the deposit would be £1846.15.

4. How much is the council tax for this property?

This property is in Trafford and falls into council tax band D, which is currently £1784.26 per annum.

5. Is this property fully furnished?

No, this property is rented unfurnished. There are however integrated white goods in the kitchen These include the dishwasher, washing machine, fridge-freezer; oven and microwave.

6. Does the property come with parking?

Yes, this property benefits from one allocated parking space in a private car park to the rear of the property.