



Brunswick Road, Altrincham, WA14

Asking Price Of £1,250 pcm



Property Features

- Two Double Bedroom Mid-Terraced House
- Modern Fitted Bathroom and Kitchen
- Double Glazed Throughout
- Five Minutes Walk to Metro Link Station
- Fifteen Minutes Walk to Altrincham Town Centre
- Part Furnished Property
- Available January 2023
- Within Catchment of Trafford's Schools
- Modern Combi Boiler
- Top of the Range Appliances



Full Description

Beautifully presented and tastefully modernised two double bedroom mid-terraced house. This property comes part furnished and is available from January 2023. The property offers on-street residents parking and a private rear patio garden. The property benefits from a recently re-fitted modern bathroom and kitchen and an open-plan lounge-diner.

An ideal home for a professional couple or small family, just a short walk from the Metrolink Station, Altrincham town centre and within the catchment of the sought-after local schools.



ENTRANCE HALL

The property is entered via a uPVC double glazed front door, with frosted glass inserts and a frosted glass window over. The entrance hall offers laminate wood effect flooring; a pendant light fitting; a single panel radiator and wooden panelled doors leading into the lounge and dining room and wooden staircase with runner leading to first floor accommodation.



DINING ROOM

12' 11" x 12' 2" (3.95m x 3.71m)

The dining room is accessed from the entrance hall and also allows access to the kitchen via an opening, to the rear garden via uPVC double-glazed French doors, to the understairs storage cupboard via a wooden panelled door and to the living room via double sliding doors. The dining room is fitted with a pendant light fitting; laminate wood effect flooring; and a double-panel radiator. This room will be furnished with a dining table and chairs (not those shown in the image).



LIVING ROOM

11' 6" x 11' 11" (3.53m x 3.64m)

The living room is accessed from the dining room via sliding wooden doors from the dining room. This room offers a uPVC double-glazed window to the front aspect; wood effect laminate flooring; a pendant light fitting; a television point; fitted cabinets and shelving to the alcoves. This room is furnished with a sofa and coffee table.



KITCHEN

8' 0" x 14' 0" (2.46m x 4.27m)

The kitchen is accessed via an opening from the dining room and also allows access to the rear garden via a uPVC double-glazed door, with barn style open to the top. The kitchen offers two uPVC double-glazed windows to the side aspect and doors leading to the downstairs WC and utility cupboard housing the washer and dryer. The kitchen is fitted with a range of matching base and eye level storage units, with wooden countertops over; there is an integrated fridge-freezer; dishwasher; oven and four ring gas hob, with integral extractor hood over; and a recessed sink unit. The kitchen also offers a multi-directional spotlight, laminate tile effect flooring and tiled splashback.



PRIMARY BEDROOM

12' 2" x 14' 6" (3.72m x 4.42m)

The primary bedroom is located off the first-floor landing, this room benefits from two uPVC double glazed windows to the front aspect; carpeted flooring; a pendant light fitting; a double panel radiator and fitted wardrobes. This room will be furnished with a chest of draws but does not come with the double bed.



BEDROOM TWO

11' 8" x 10' 1" (3.57m x 3.09m)

The second double bedroom is also located off the first-floor landing, this room offers carpeted flooring; a pendant light fitting; a uPVC double-glazed window to the rear aspect; a double panel radiator and fitted wardrobes. This room is furnished with a chest of draws, bed side table and a double bed.



BATHROOM

7' 6" x 8' 3" (2.29m x 2.52m)

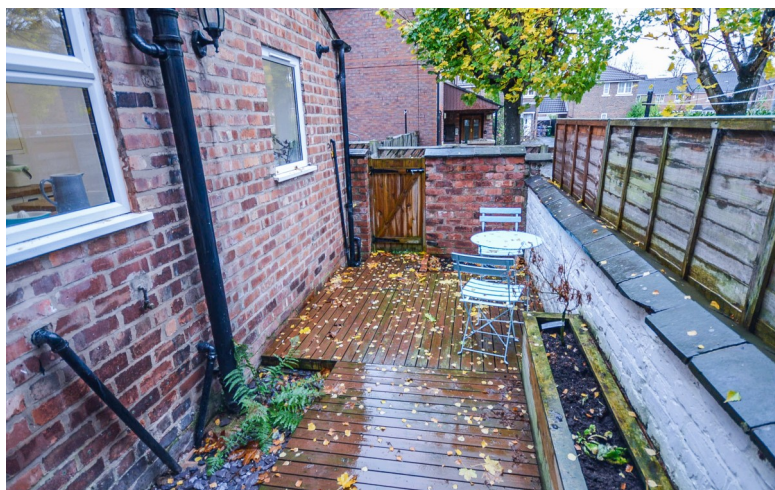
The bathroom is accessed from the first-floor landing with a uPVC double-glazed frosted glass window to the side aspect. The bathroom is fitted with a freestanding bathtub; low-level WC; a countertop hand wash basin with storage under and large shower cubicle with glazed sliding door and chrome thermostatic shower system. The bathroom also benefits from part tiled walls; tiled flooring; a heated towel rail and a pendant light fitting.



EXTERNAL

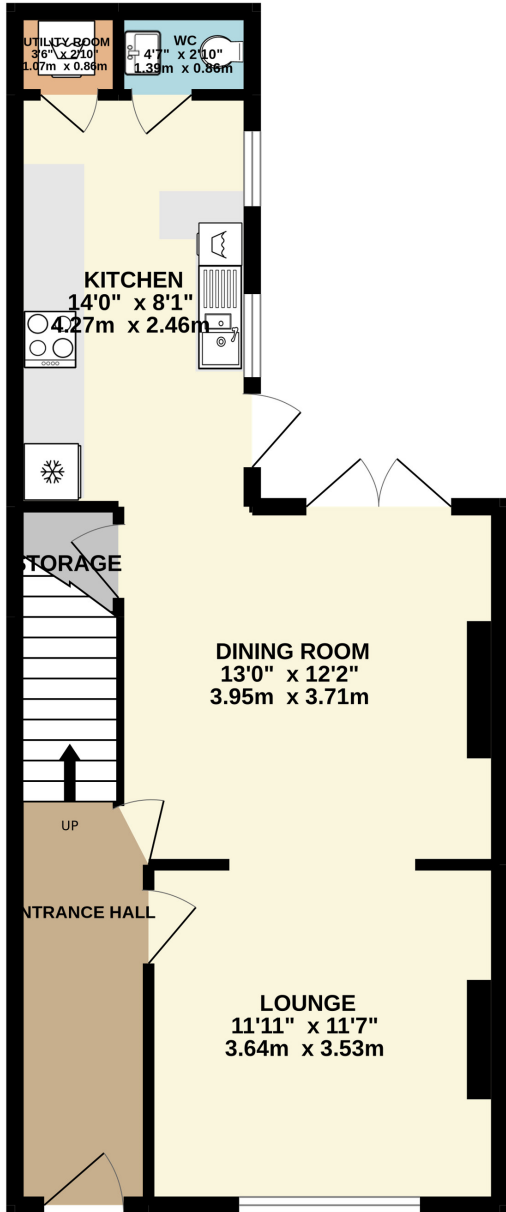
To the front of the property, one will find a paved front garden, which is enclosed to the front aspect by a timber fence and wrought iron gate and to either side by low-level brick walls.

To the rear of the property, one will find a paved patio garden for summer dining. From the rear garden, a timber gate allows access to the communal rear walkway allowing access to the rear.

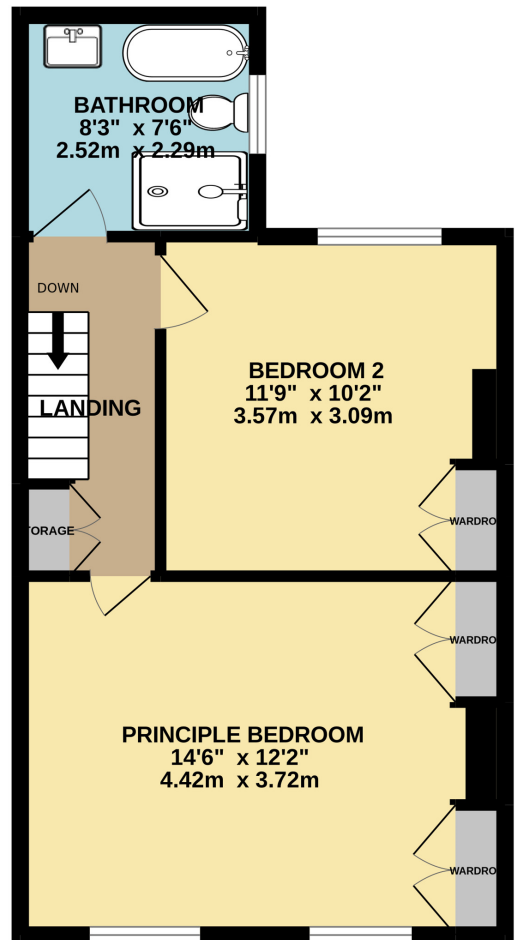


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 966 sq.ft. (89.7 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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COMMON QUESTIONS

1. When will this property be available? The property is available for a tenant to take up occupation on the 7th of January 2023.

2. How much is the council tax for this property? The property is in Trafford Council tax band B, which is presently £1387.75 per annum.

3. What are the parking arrangements for this property? The property has on streets residents' permit parking. The tenant will be supplied with a few visitors permits to allow them to park on the road until they have applied for a resident permit to display in their vehicle.

4. How much do I need to earn to apply for this property? A suitable applicant would need to earn £37,500 individually, or two applicants sharing the rent would need to earn £16,750 each. If you wish to pay 12 months' rent upfront, this would be £15,000.

5. How much is the deposit for this property? We would take a deposit equivalent to 5 weeks rent, which at £1250pcm would equate to £1,442.30.

6. Which items of furniture are included in this rental?

Entrance Hall: Runner

Lounge: Sofa, mirror, side table, curtains

Dining Room: Dining table & chairs (not those shown in the marketing images), light fitting, artwork

Kitchen: Oven, microwave, integrated fridge/freezer and dishwasher, two bar stools, shelving unit, Samsung washer, Samsung dryer

Second Bedroom: Bed and mattress, bedside table, lamp, dresser, light fitting, fitted wardrobes, curtains

Master Bedroom: Dresser, circular mirror, light fitting, fitted wardrobes, rug, curtains

6. Which items of furniture can I purchase from the Landlord?

The rug in the lounge - £140

Second bedroom mirror - £20

Samsung 43-inch Crystal UHD 4K Smart TV along with Samsung T400 Soundbar - £500

Outdoor table & chairs - £40