



Hale Road, Altrincham, WA15
Asking Price Of £1,895 pcm



Property Features

- Three Double Bedrooms
- Catchment Area for Trafford Schools
- Off-Road Parking
- Private Rear Garden
- En Suite to Master Bedroom
- Gas Central Heating
- Basement Lounge and Utility Room
- Ten Minutes Walk to MetroLink
- Available Immediately



Full Description

Three double bedroom period mid-terraced house in Hale. This property has been re-decorated throughout and offers a private rear garden and off-road parking. The property also benefits from a large basement with additional lounge and utility space.

This is a good sized family home, measuring 1,962sq ft (182.3sq.m) and is just a short walk to the amenities in Hale and Altrincham town centres.



LOUNGE

15.0' x 12'2 (4.57 x 3.71m)

The lounge is located off the entrance hall with large bay windows to the front aspect, fitted with roller blinds; varnished floorboards; a pendant light fitting and two wall mounted down lights; a double panel radiator; television and telephone points and a period cast iron fire place. This room allows access to the dining room via double sliding doors and to the entrance hall via a wooden panelled door..



DINING ROOM

9' 10" x 12' 9" (3.01m x 3.9m)

The dining room can be accessed via a wooden panelled door from the entrance hall and also via double sliding doors to the lounge. The dining room is currently furnished with a large six-seater dining table; offers varnished floorboards; a sash window to the rear aspect, with fitted horizontal blinds; a pendant light fitting and a single panel radiator.



KITCHEN/BREAKFAST ROOM

15' 4" x 8' 10" (4.68m x 2.71m))

To the rear of the property is the kitchen-breakfast room. This room is accessed via a wooden panelled door with glazed panels, leading from the entrance hall and allows access to the rear garden via uPVC double glazed French doors. The kitchen also offers two windows to the side aspect; fitted base and eye level storage units; a recessed sink and electric hob; an integrated dishwasher and oven; space for a freestanding fridge-freezer; tiled flooring; tiled splash back; an extractor fan and recessed spotlighting.



BASEMENT LOUNGE

15' 1" x 12' 3" (4.62m x 3.74m))

The basement is reached via a wooden panelled door from the entrance hall and down a carpeted staircase. The basement contains a lounge with a window to the front aspect; carpeted flooring; two wall mounted up-lighters; a period cast iron fireplace; a single panel radiator. This space is furnished with a coffee table and four armchairs..



BASEMENT UTILITY ROOM

13' 8" x 13' 0" (4.18m x 3.98m)

To the rear of the basement is a convenient utility space with a high level window to the rear aspect. This space is fitted with wood effect laminate flooring; a ceiling mounted strip light; a built in base-level storage unit with a recessed stainless steel sink; a wall mounted combi boiler; a freestanding washing machine; tumble dryer and under counter fridge.



MASTER BEDROOM

16' 1" x 12' 9" (4.91m x 3.89m)

The master bedroom is located on the second floor which can be accessed via a wooden panelled door from the first-floor landing. This bedroom offers access to the en suite shower room. The master bedroom is fitted with carpeted flooring; a window to the front aspect and stained glass window into the en suite shower room; a single panel radiator; fitted wardrobes; television and telephone points; and two pendant light fittings.



EN SUITE SHOWER ROOM

11' 6" x 4' 9" (3.53m x 1.47m)

Located on the second floor off the master bedroom is the en suite shower room with two Velux skylights to the rear aspect. This room is fitted with a pedestal hand wash basin; a low-level WC; recessed spotlighting; laminate wood effect flooring and a tiled shower with thermostatic shower system.



BEDROOM TWO

16' 1" x 12' 5" (4.91m x 3.79m)

The second double bedroom is located off the first-floor landing with two large sash windows to the front aspect. The second bedroom benefits from carpeted flooring; a pendant light fitting; a period cast iron fireplace; a television point; and a double panel radiator. This room is supplied with a large wardrobe.



BEDROOM THREE

13' 9" x 10' 0" (4.2m x 3.07m)

The third double bedroom is also located off the first-floor landing with a sash window to the rear aspect. This room comprises carpeted flooring; a ceiling mounted strip of multi-directional spotlights; a single panel radiator and a television point. This room is furnished with a wardrobe and two chests of draws.



BATHROOM

12' 7" x 8' 9" (3.86m x 2.67m)

The family bathroom is located off the first-floor landing to the rear of the property, with uPVC double glazed frosted glass window to the rear aspect. The bathroom offers tiled flooring and fully tiled walls; a double panel radiator; a low-level WC; a pedestal hand wash basin; a corner bathtub; shower cubicle with glazed door and chrome thermostatic shower system over; and recessed spotlighting.



WC

6' 5" x 3' 1" (1.98m x 0.94m)

The WC is located adjacent to the family bathroom off the first-floor landing, with a frosted glass window to the side aspect. This room offers a pendant light fitting; part-tiled walls; a low-level WC; wall mounted hand wash basin; wall mounted mirror fronted cabinet and carpeted flooring.



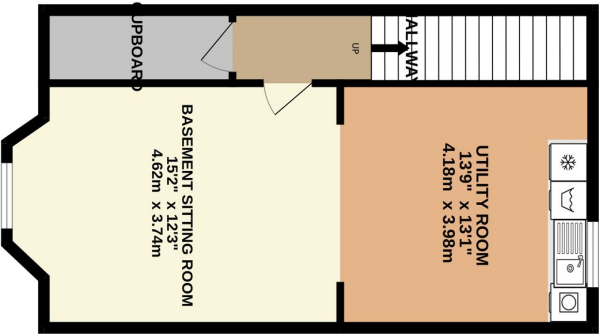
EXTERNAL

To the front of the property, one will find a paved drive allowing for off-road parking. The front drive is open to the front aspect and enclosed on either side by low-level brick walls

To the rear of the property is a low-maintenance rear garden which is accessed via uPVC double glazed French doors from the kitchen-breakfast room. The rear garden is paved and enclosed on three sides by timber panelled fencing with a timber gate to the rear allowing for rear access.



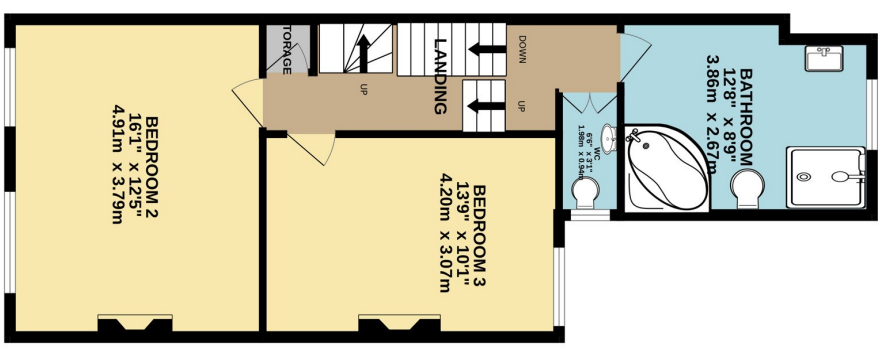
BASEMENT LEVEL
463 sq.ft. (62.0 sq.m.) approx.



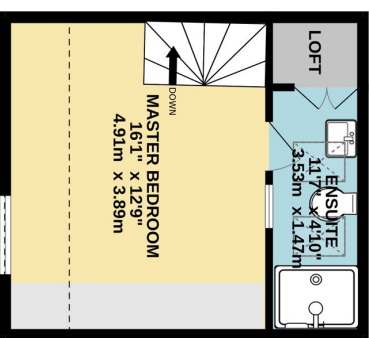
GROUND FLOOR
613 sq.ft. (67.0 sq.m.) approx.



1ST FLOOR
595 sq.ft. (69.3 sq.m.) approx.



2ND FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 1962 sq.ft. (182.3 sq.m.) approx.

130 HALE ROAD

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		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

COMMON QUESTIONS

1. When is this property available? The property is available immediately, for an initial 12 month tenancy.

2. How much would I need to earn to apply for this property? If you wished to pay the rent up front it would equate to £22,740 for 12 months with a rental price of £1,895pcm. At this price the income needed to pay monthly for one working applicant would be £56,850 per annum, for two working applicants this would be £28,425 each.

3. How much is the council tax for this property? The property is located in Trafford Council and is in council tax band E, which is currently £2293.79 per annum.

4. How much is the deposit for this property? The deposit would be £2,186.54, which is equivalent to 5 weeks rent, at a rental price of £1,895pcm.

5. If I don't require all the items of furniture currently in the property will the landlord remove some of these for me? The landlord will not provide any additional furniture, but can remove any smaller items of furniture if the tenant does not wish to make use of these items. The landlord is unable to remove the dining table and wardrobe in the second bedroom.

6. If I wish to rent for several years would this be possible?

We only agree 12 month tenancies, but the landlord intends to continue renting this house for the foreseeable future. Therefore, a renewal can be discussed at the 9th month of your initial 12 month tenancy.