



Station Cottages, Manchester Road  
Asking Price of £1,350 pcm





## Property Features

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- Two Double Bedroom Terraced House
- Off Road Parking
- Private Rear Garden
- Double Glazed Throughout
- Short Walk to Metrolink Station
- In Catchment for Trafford's Outstanding Schools
- Recently Renovated Throughout
- Available Mid-January 2025
- Modern Fitted Kitchen and Bathroom



## Full Description

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Two-bedroom mid-terraced house which has off-road parking and a private rear garden. The property offers a modern fitted kitchen and bathroom. This property will be available from mid-January 2025 for an initial 12-month term.

The property is located within walking distance of the Metrolink Station and in the catchment area of several reputable local schools.

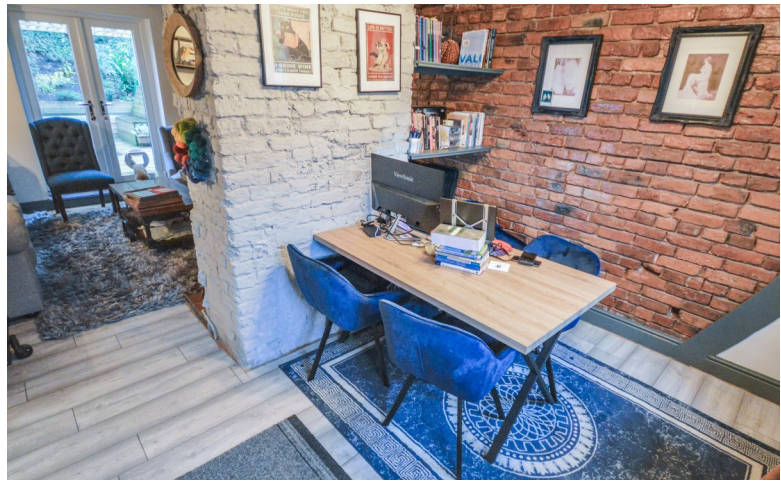




## DINING ROOM

8' 7" x 12' 11" (2.63m x 3.95m)

The property is entered from via a hardwood front door with frosted glass panels to the front aspect. The dining room offers a uPVC double-glazed window to the front aspect; a double panel radiator; recessed spotlighting; door leading to the kitchen, opening to the lounge and wooden staircase to first-floor accommodation.



## LOUNGE

12' 4" x 12' 11" (3.78m x 3.94m)

The lounge is accessed from the dining room via an opening and allows access to the rear garden via uPVC French doors. The lounge offers two wall-mounted light fittings; wood effect Vinyl flooring; gas fire; telephone points; and an exposed brick wall on one side of the room.



## KITCHEN

10' 11" x 8' 1" (3.33m x 2.47m)

The kitchen offers a uPVC double glazed window to the front aspect; tiled affect laminate flooring; tiled splash back; recessed spotlighting; a range of matching base and eye-level storage units; integrated washing machine, fridge, freezer, and oven with hob and recessed extractor fan over. The kitchen also offers a recessed Belfast sink with mixer tap over, and wall mounted combi boiler housed within an eye-level storage cabinet.



## MASTER BEDROOM

11' 8" x 12' 11" (3.56m x 3.94m)

The master bedroom is located off the first-floor landing with a uPVC double-glazed window to the rear aspect. This room offers carpeted flooring; a pendant light fitting and two wall-mounted light fittings; a double panel radiator and ample space for a double bed, chest of draws, and wardrobes.





## BEDROOM TWO

9' 10" x 9' 6" (3.00m x 2.91m)

The second bedroom is also located off the first-floor landing, with a uPVC double-glazed window to the front aspect. This bedroom is also fitted with a double-panel radiator; carpeted flooring; and a pendant light fitting.



## BATHROOM

10' 7" x 8' 1" (3.23m x 2.48m)

The bathroom is located off the first-floor landing with a frosted glass uPVC double-glazed window to the front aspect. This room is fitted with tiled flooring; part-tiled walls; a low-level WC; a pedestal hand wash basin; chrome wall-mounted heated towel rail; recessed spotlighting and a panelled bath with chrome thermostatic shower system over.



## EXTERNAL

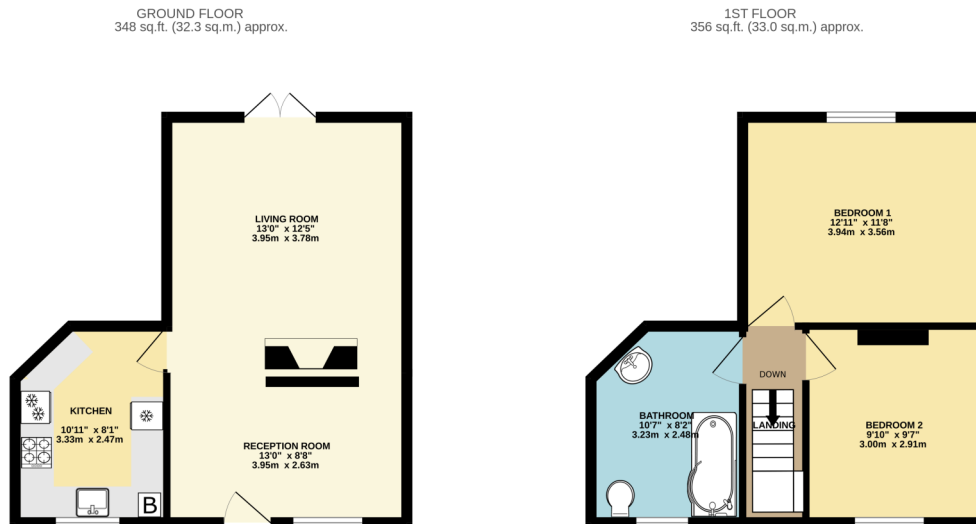
To the front of the property is a private access road leading to the car park and allowing access to the bin storage areas. The property offers an allocated parking space in a tarmacked car park and the addition of visitor spaces (for occasional use).

To the rear of the property is a decked garden area which is accessed from the lounge via uPVC double-glazed French doors. This space is enclosed on both sides by timber-panelled fencing. The garden area is fully decked with a timber pergola with build-in seating area under and offers an external storage chest.



# COMMON QUESTIONS

- 1. How much is the council tax for this property?** The property is in Trafford Council and is a band B, which is currently £1532.90 per annum. Some discounts are available.
- 2. How much is the deposit for this property?** With a rental amount of £1350 pcm, the deposit would be equivalent to 5 weeks of rent, which is £1557.69. The deposit will be held securely in the Deposit Protection Scheme.
- 3. When would it be possible to move into this property?** The property will be available from mid-January 2025. The referencing process can be completed in a matter of hours if you are able to supply the required proof of earnings; proof of ID; proof of right to rent in the UK and reference from your previous landlord.
- 4. How much will I need to earn to rent this property?** The rent is £1350 pcm, so to rent the house with a single income, you would be required to earn £40,500 per annum. If you are sharing the house with another working professional, each of you could earn £20,250 per annum. If you do not have a permanent contract or wish to pay up front, the annual rent would be £16,200 for a 12-month rental period.
- 5. Does this house have off-road parking?** Yes, the property benefits from one allocated parking space and guest parking for occasional use. If you have more than one vehicle, there is parking available on Lindsell Road which is not permitted, this is just a short walk from the property.
- 6. Is this property furnished or unfurnished?** The property will be let without any furniture but will be equipped with white goods, including a washing machine, fridge, freezer, oven and hob.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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