



Barlow Road, Broadheath, WA14
Asking Price of £1050 pcm



Property Features

- One Bedroom Mews House
- Off Road Parking
- Private Rear Garden
- Fully Furnished Rental
- Available 13th February 2025
- Double Glazed Throughout
- Within Catchment of Outstanding Schools
- Open Plan Kitchen-Diner
- Mezzanine Level for Office/ Dressing Room/ Storage Space
- Convenient for Access to Transport Links



Full Description

One bedroom mews house, with off-road parking and private rear garden. This property offers an open-plan lounge-diner; fitted kitchen and bathroom and additional storage space, home office or dressing room on the mezzanine level.

The property is conveniently located for access to transport links, schools, and local amenities.



LOUNGE/KITCHEN/DINER

21' 9" x 13' 1" (6.63m x 4.01m)

The property is entered via a uPVC front door leading into the lounge-diner. This room offers a uPVC double glazed bay window to the front aspect and additional uPVC double glazed window to the side aspect. The lounge-diner is fitted with wood effect Vinyl flooring; a ceiling mounted light fitting and a ceiling mounted ring of multi-directional spotlights; a double panel radiator; television and telephone points; doors leading to the bedroom and bathroom and a wooden staircase allowing access to the mezzanine level.



BEDROOM

12' 4" x 7' 9" (3.77m x 2.38m)

The bedroom is accessed from the lounge-diner with uPVC double glazed sliding doors, allowing access to the rear garden. The bedroom comprises carpeted flooring; a pendant light fitting; and a double panel radiator.



BATHROOM

9' 6" x 5' 1" (2.92m x 1.56m)

Also accessed from the lounge-diner is the bathroom, which has a frosted glass uPVC double glazed window to the rear aspect. The bathroom is fitted with a panelled bath, with glazed screen and chrome thermostatic shower system over; a low-level WC; a pedestal hand wash basin; a double panel radiator; laminate flooring; a ceiling mounted light fitting; an extractor fan; part-tiled walls; a wall mounted mirror fronted cabinet and two wall mounted towel rails.



MEZZANINE / STORAGE

15' 8" x 8' 11" (4.78m x 2.72m)

The mezzanine floor is accessed via a wooden staircase from the lounge-diner. This space could be used as a home office, storage space or dressing room. This room is not compliant to utilise as an additional bedroom. This room offers two double glazed Velux skylights to the front and rear aspects; carpeted flooring; a double panel radiator and a ceiling mounted light fitting.



EXTERNAL

To the front of the property one will find a tarmacked drive allowing for off-road parking. From the front drive a timber gate allows access to the rear of the property and a uPVC door allows access into the lounge-diner.



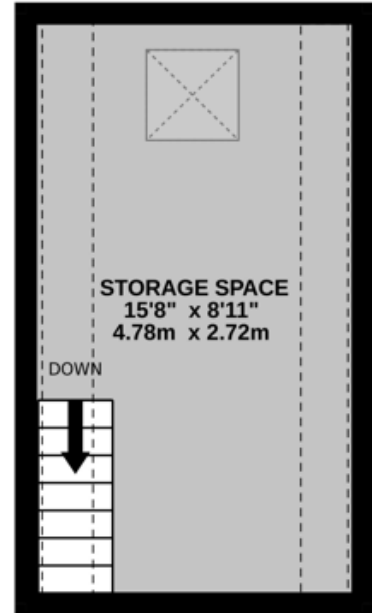
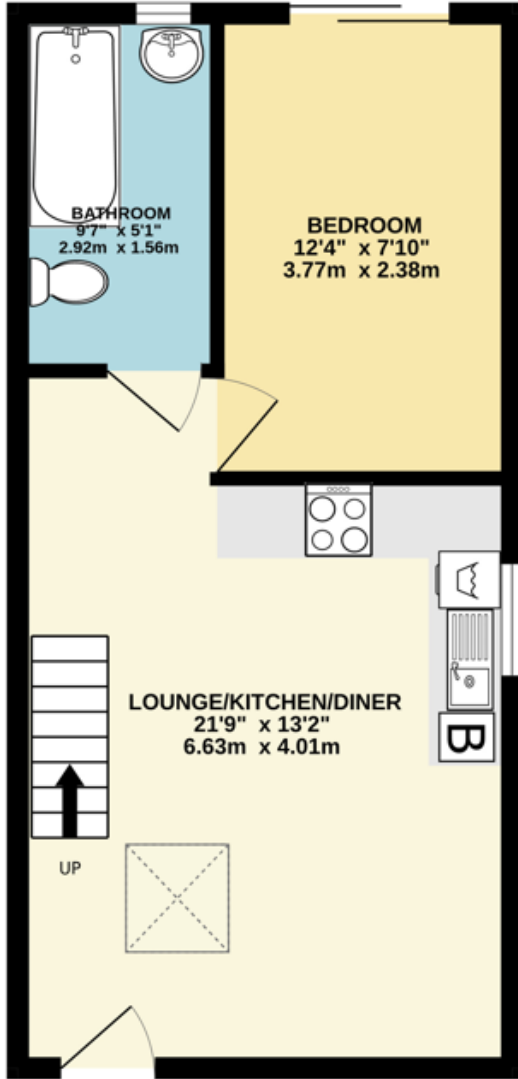
To the rear of the property lies a private garden which can be accessed via the timber side gate or via uPVC double glazed sliding doors leading from the bedroom. A paved path leads around the house and there is an additional paved seating area at the rear of the garden. The garden is laid to lawn with mature shrubs to the borders and an external storage chest. The rear garden is enclosed by timber panelled fencing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
369 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR
140 sq.ft. (13.0 sq.m.) approx.



TOTAL FLOOR AREA : 509 sq.ft. (47.3 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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COMMON QUESTIONS

1. How much is the council tax for this property? The property is in Trafford Council and is a band A, which is currently £1313.90 per annum. Some discounts are available.

2. How much is the deposit for this property? With a rental amount of £1050 pcm, the deposit would be equivalent to 5 weeks of rent, which is £1,211. The deposit will be held securely in the Deposit Protection Scheme.

3. When would it be possible to move into this property? The property is available immediately, the landlord is just arranging for a deep clean of the property, some minor repairs and for the garden to be tidied. 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 £1050 pcm, so to rent the house with a single income, you would be required to earn £31,500 per annum. If you are sharing the house with another working professional, each of you could earn £15,750 per annum. If you do not have a permanent contract or wish to pay up front, the annual rent would be £12,600 for a 12-month rental period, or £6,300 for a 6 month rental term.

5. Does this house have off-road parking? Yes, the property benefits from off-roar parking to the front of the property. There is additional on street parking, if required.

6. Is this property furnished or unfurnished? The property will be let fully furnished. All the items visible on the photographs will be available with the property. The white goods are also supplied with this property, including a washing machine, fridge-freezer, oven and hob.

7. Could the mezzanine space be utilised as a bedroom? We cannot permit the mezzanine level to be utilised as a bedroom. This space is to be used as needed for a home office, dressing room or storage space. Due to the lack of a fire door, this room is not considered suitable as a room to sleep in.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements