



Wellington Place, Altrincham, WA14

Asking Price of £2,250 pcm



Property Features

- Three Bedroom Mid-Terraced House
- Quiet Cul-De-Sac Location
- Off-Road Parking for Two Vehicles
- Basement Storage Space
- Available Immediately
- In Catchment Area of Outstanding Schools
- Private Patio Garden
- Five Minutes Walk to Metro Link Station
- Short Walk to Amenities offered in Altrincham
- Part Furnished



Full Description

Nestled in a quiet, highly sought-after cul-de-sac just a short walk from Altrincham town centre, this beautifully presented three-bedroom mid-terraced house offers a blend of period charm and modern convenience. The property features off-road parking and a private courtyard garden and is available immediately.

Inside, you'll find a sitting room, a separate lounge-diner, and three well-proportioned bedrooms, including a third bedroom with an ensuite. The home also boasts a family bathroom, with additional utility and storage space provided by a convenient basement. This home is ideal for couples or small families, particularly those looking to be within walking distance of local Grammar schools and excellent transport links.



ENTRANCE HALL

The property is accessed from the front garden via a hardwood door with an elegant fanlight window over. Upon entering, you're greeted by a welcoming entrance hall featuring engineered wood flooring, a pendant light fitting, and a radiator tastefully concealed by a stylish wooden cover. A carpeted staircase allows access to the first-floor accommodation and wooden panelled doors lead to the lounge and dining room.



SITTING ROOM

12' 2" x 11' 4" (3.71m x 3.46m)

The sitting room is accessed through a solid wood door from the entrance hall. The room benefits from a timber-framed double-glazed sash window to the front aspect and features a gas fireplace, carpeted flooring, a built-in bookcase, a double-panelled radiator and a chandelier light fitting.



Furniture included in this room: Television

LOUNGE-DINER

17' 6" x 11' 8" (5.35m x 3.56m)

The lounge-diner is an open-plan space which can be accessed via a solid wood door from the entrance hall. The room allows access to the rear courtyard garden via timber-framed French doors with double-glazed panels, access to the cellar via a hardwood door and access to the kitchen via an open archway. The room features engineered wood flooring, recessed spotlighting, a double-panelled radiator, and a built-in bookcase. One will also find a skylight, which floods the space with natural light.



Furniture included in this room: Dining table, dining chairs, sofa, side board, bureau, chest.



KITCHEN

12' 1" x 7' 6" (3.70m x 2.29m)

The kitchen is conveniently accessed through an opening off the dining room, and benefits from a timber-framed double-glazed window to the side aspect and an additional skylight that enhances the natural light. The kitchen is well-appointed with matching base and eye-level storage units and features a range of integrated appliances, including a low-level fridge, dishwasher, and a freestanding oven with a four-ring gas hob and extractor fan over. The room is further complemented by recessed spotlighting and engineered wood flooring.



MASTER BEDROOM

15' 4" x 12' 3" (4.69m x 3.74m)

The spacious master bedroom, accessed from the first-floor landing, boasts a double-glazed timber-framed sash window to the front aspect. The room features carpeted flooring, a pendant light fitting, a double-panel radiator and a built-in bookcase.

Furniture included in this room: Bed and mattress



BEDROOM TWO

14' 5" x 8' 3" (4.40m x 2.52m)

The second bedroom is also accessed from the first-floor landing and offers ample storage with several built-in wardrobes. The room is bright and inviting, featuring a timber-framed double-glazed window with a rear aspect, carpeted flooring, a three-pendant light fitting, and a double-panel radiator for added comfort.



BATHROOM

9' 2" x 7' 6" (2.80m x 2.29m)

The bathroom is situated off the first-floor landing and features a frosted glass, timber-framed, double-glazed window on the side wall. It is elegantly designed with laminate flooring and partially tiled walls. The space is illuminated by recessed spotlights and includes a modern bathtub equipped with a chrome thermostatic shower system, complemented by a glass screen. Additionally, the bathroom offers a low-level WC, a heated towel rail, and a sleek wall-mounted hand wash basin.



BEDROOM THREE

12' 5" x 10' 5" (3.79m x 3.20m)

The third bedroom is located on the second floor, accessed via a carpeted staircase leading from the first-floor landing. The room features carpeted flooring, three uPVC double-glazed windows fitted with roller blinds, a double-panel radiator, and recessed spot lighting. Additionally, off bedroom three one will find a study/snug area that can be used as an office or a dressing room.



Furniture included in this room: Bed and mattress.

SHOWER ROOM

8' 10" x 6' 10" (2.7m x 2.1m)

The shower room, accessible from bedroom three through a wood-panelled door, is thoughtfully designed with laminate flooring, recessed spot lighting, and a heated towel rail. A large skylight bathes the room in natural light, creating a bright and airy atmosphere. The shower room is well-appointed with a glass-fronted shower cubicle featuring a thermostatic shower system, a low-level WC, and a wall-mounted hand wash basin.



CELLAR

20' 9" x 15' 4" (6.34m x 4.69m)

The cellar is used for storage and as a utility space, and it is accessed via stone stairs from the lounge diner. It has exposed brick walls, a concrete floor, and it houses the washing machine and freezer, providing ample storage space.

EXTERNAL

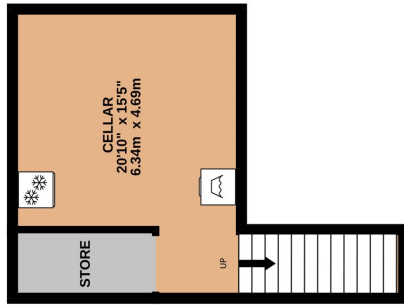
To the front of the property, one will find a gravelled front garden, allowing parking for up to two vehicles. The front garden is enclosed to one side by mature hedges and a wood-panelled fence to the other.

The rear garden is reached via French doors from the lounge-diner. This area is laid with stone paving. From the rear garden, a timber gate allows access to the communal rear alley for bin storage and rear access.

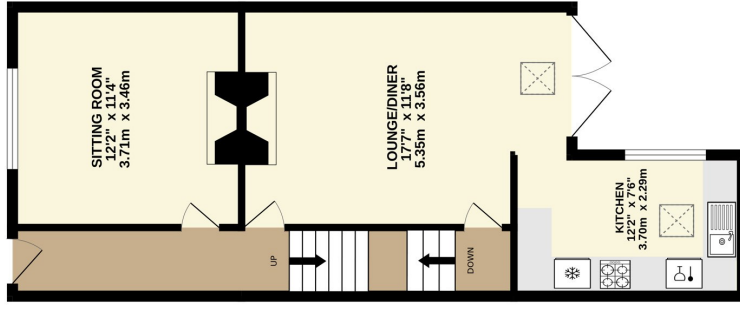


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

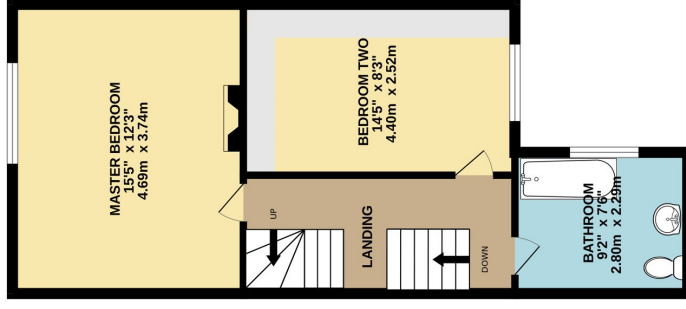
BASEMENT LEVEL
213 sq.ft. (20.3 sq.m.) approx.



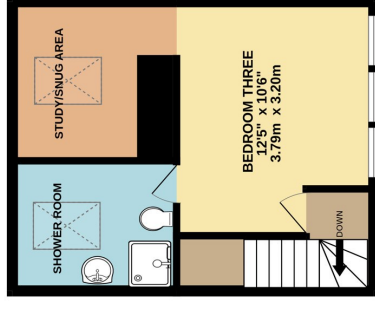
GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 1490 sq.ft. (138.4 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 illustrative purposes only and should be used as such by any prospective purchaser. The accuracy of the measurements and dimensions shown on this plan has 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 a band F, which in Trafford is currently £2,846.82 per annum.

2. How much will I need to earn to rent this property? At a rental price of £2250 pcm one tenant would need earning of at least £67,500, or two tenants can each earn £33,750. If you wish to pay the rent in advance, 12 months' rent would equate to £27,000.

3. How much is the deposit for this property? The deposit is equivalent to 5 weeks of rent and will be held securely in the Deposit Protection Scheme, at a rental price of £2250 pcm the deposit would be £2,596.15

4. When could I move into this property? The property is available with a weeks notice, the referencing process would need to be completed prior to a move in date being formalised.

5. Is this property furnished or unfurnished? The property is offered part furnished, you will see on the room-by-room description which items will be included in each room. All white goods are included.

6. Will this landlord consider a tenant with a pet? Yes, the landlord is willing to consider each tenant on merit, if you have a pet, this will be considered.