



Riverbrook Road, West Timperley, WA14

Asking Price of £1,550 pcm



Property Features

- Three Double Bedroom Town House
- Single Garage and Off-Road Parking
- Newly Painted and Carpeted Throughout
- Private Rear Garden
- Available Mid-November 2024
- En Suite to Master Bedroom
- Downstairs WC
- In Catchment for Trafford Grammar Schools
- Easy Access to Commuter Links
- White Goods Included

Full Description

Three double bedroom town house, with two reception rooms and breakfast-kitchen, a garage and off-road parking, and a good sized private rear garden. This property will be available from mid-November 2024, the property is being fitted with new carpets, has just been fully re-decorated, the garden will be tidied front and back and the bathrooms are being refurbished ready for a new tenancy. This is an ideal family home, within catchment of Trafford's sought after schools, and conveniently located for access to transport links and local amenities. The property is located in the Stamford Brook development, which is built in National Trust land and is a well regarded development with access to an array of attractive green spaces and offers a welcoming community.



DINING ROOM

12' 9" x 8' 7" (3.89m x 2.64m)

Located off the entrance hall on the ground floor, the dining room is accessed via wooden panelled double doors, with a uPVC double glazed window to the front aspect, with fitted vertical blinds. The dining room is fitted with wood effect LVT flooring; a single panel radiator; and a pendant light fitting.



KITCHEN/BREAKFAST ROOM

15' 10" x 10' 2" (4.85m x 3.11m)

The kitchen-breakfast room is located off the entrance hall with a further security door to the rear aspect, allowing access to the private rear garden. This room offers a uPVC double glazed window to the rear aspect; tile effect laminate flooring; a range of matching base and eye level storage units with a recessed one and a half bowl stainless steel sink and recessed four ring gas hob with stainless steel extractor hood over. The kitchen also offers an integrated fridge-freezer, double oven and dishwasher and a freestanding washing machine. This space is lit by two sets of multi-directional spotlights and fitted with a double panel radiator.



LOUNGE

15' 11" x 13' 10" (4.86m x 4.24m)

The main family lounge is located off the first-floor landing, this spacious reception room is flooded with natural light via a uPVC double glazed window and French doors leading to a Juliette balcony which face over the rear garden, both are fitted with horizontal blinds. This room is also fitted with wood effect LVT flooring; two single panel radiators; a television and telephone point and a pendant light fitting.



MASTER BEDROOM

14' 0" x 8' 7" (4.29m x 2.62m)

The master bedroom is located on the second floor with uPVC double glazed window to the rear aspect, with fitted horizontal blinds. This bedroom offers built in wardrobes; wood effect LVT flooring; a television and telephone point; a pendant light fitting; a single panel radiator and a wooden panelled door leading to the en suite shower room.



EN SUITE SHOWER ROOM

6' 8" x 5' 6" (2.04m x 1.70m)

The en suite shower room is located off the master bedroom, with a uPVC double glazed frosted glass window to the rear aspect. This room is fitted with a white three piece, comprising of a shower cubicle with chrome thermostatic shower system, a pedestal hand wash basin and a low-level WC. In addition this room offers tile effect laminate flooring; a ceiling mounted light fitting; a single panel radiator; a shaving socket; an extractor fan and a wall mounted mirror fronted cabinet.



BEDROOM TWO

8' 6" x 9' 1" (2.61m x 2.78m)

The second bedroom is located off the first-floor landing with a uPVC double glazed window to the front aspect, with fitted horizontal blinds. This room offers wood effect LVT flooring; a pendant light fitting and a single panel radiator.



BEDROOM THREE

9' 3" x 8' 7" (2.83m x 2.63m)

The third double bedroom is located off the second floor landing with a uPVC double glazed window to the front aspect, with fitted horizontal blinds. This room offers wood effect LVT flooring; a pendant light fitting; and a single panel radiator.



FAMILY BATHROOM

6' 8" x 5' 10" (2.05m x 1.79m)

The family bathroom is due to be re-furbished prior to the property being occupied. This room offers a panelled bath; a pedestal hand wash basin; and a low-level WC. The bathroom also comprises a ceiling mounted light fitting; an extractor fan; a shaving socket; tile effect laminate flooring; a tiled splash back and a single panel radiator.



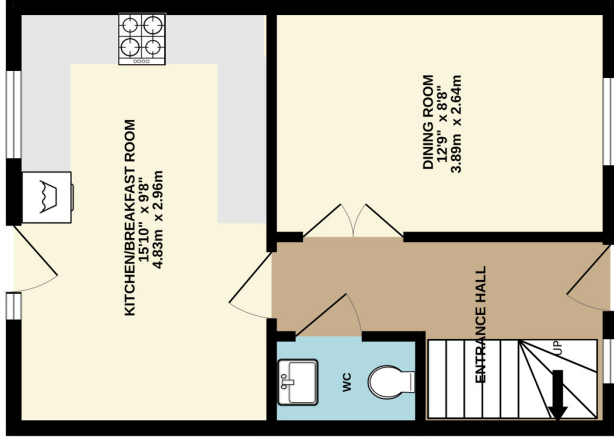
EXTERNAL

To the front of the property one will find a small front garden, offering privacy to the front aspect with mature hedging. A paved path leads to the front entrance door and a wall mounted external light is fitted adjacent to the front door. To the rear of the property one will find a good sized private rear garden. The rear garden can be accessed via a door from the kitchen-breakroom or via a timber gate to the rear of the property. From the rear gate one can access the garage via a paved path. The single garage offers an up-and-over garage door and is suitable for parking a car or for storage. The property benefits from two off-road parking spaces to the front of the garage. The rear garden is largely laid to lawn with a paved seating area adjacent to the house and a paved path leading down the garden. The garden is enclosed on three sides by timber panelled fencing and is fitted with an external water tap and water butt.

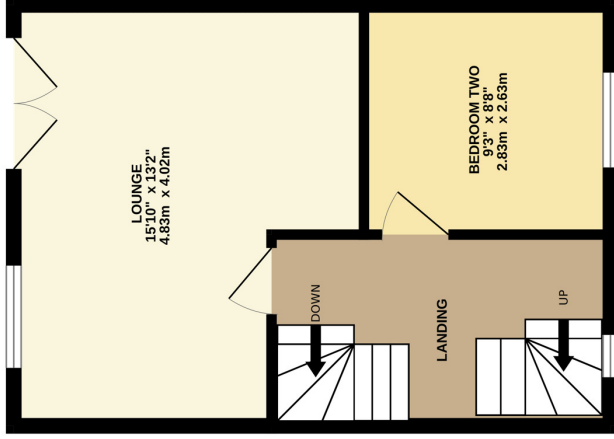


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

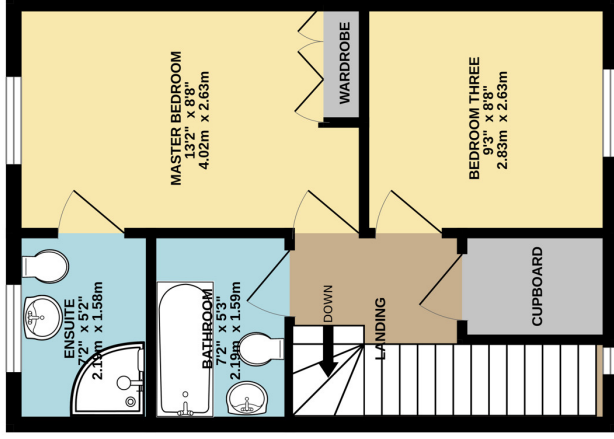
GROUND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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 is this property available to move into?** The landlord has booked for the bathroom to be refurbished, the garden to be tidied and new carpet to be fitted over the coming weeks. This work will be completed by mid-November ready for a new tenant to move in.
- 2. Which items are included with this property?** The property is unfurnished, but comes with an integrated fridge-freezer, dishwasher, double oven, gas hob and freestanding washing machine.
- 3. How much is the council tax for this property?** This property is a band D which in Trafford Council is currently £1,970.88 per annum.
- 4. How much do I need to earn to rent this property?** At a rental price of £1550 pcm, a single working professional would need to be earning at least £46,500 per annum. Two working professionals could each earn £23,250 per annum. If you wish to pay the rent up front, this would equate to £18,600 for 12 months.
- 5. How much is the deposit for this property?** The deposit is equivalent to 5 weeks rent. Which at £1550 pcm is £1,788.46.