



**Borough Road, Altrincham, WA15**

**Asking Price Of £1,300 pcm**





# Property Features

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- Two Double Bedroom Mid-Terraced House
- Catchment Area for Trafford Schools
- Available Immediately
- Five Minute Walk to Metrolink Station
- Close to Stamford Park
- Re-Decorating Taking Place
- Two Reception Rooms
- Equipt With All Kitchen Appliances
- Unfurnished Property



# Full Description

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This two-bedroom, mid-terraced house is ideally located just a stone's throw from the highly sought-after Stamford Park and only a five-minute walk from Altrincham town centre, Metrolink, and a range of local amenities. The property boasts two generously sized double bedrooms, a private rear courtyard garden, and convenient on-street parking. Perfectly suited for a small family or couple, this modern home offers a comfortable and well-connected lifestyle. Available for move-in from mid-December.





## LOUNGE

11' 8" x 12' 10" (3.57m x 3.93m)

The lounge is located at the front of the property, with uPVC double-glazed bay windows to the front aspect. This room offers exposed polished floorboards, a pendant light fitting, a single-panel radiator, television and telephone points, and a decorative fireplace with a stone hearth accompanied by built-in bookshelves to each side.



## DINING ROOM

8' 5" x 12' 8" (2.59m x 3.87m)

The dining room is located off the entrance hall with doorway leading to the kitchen and a double glazed window to the rear aspect, fitted with a horizontal blind. This room offers varnished floorboards; a pendant light fitting; a double panel radiator and access to an understairs storage cupboard.



## KITCHEN

12' 0" x 6' 11" (3.66m x 2.13m)

The kitchen is accessed from the dining room and allows access to the rear patio garden via a hardwood door with frosted glass insert to the side aspect. The kitchen offers a double-glazed window to the side aspect, fitted with a roller blind; tiled flooring; tiled splash back and recessed spotlighting. This room is also fitted with a range of matching base and eye-level storage units, with four-ring gas hob, electric oven; recessed stainless steel sink with chrome mixer tap over; a dishwasher, a washing machine and a fridge-freezer.



## MASTER BEDROOM

11' 9" x 11' 1" (3.60m x 3.39m)

The master bedroom is a generous double bedroom located off the first-floor landing with a double-glazed window to the front aspect, fitted with a horizontal blind. This room is fitted with carpeted flooring; a pendant light fitting; a cast iron fireplace; a single panel radiator and access to recessed storage cupboards and a wardrobe over stairs.





## BEDROOM TWO

11' 0" x 8' 4" (3.36m x 2.56m)

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



## BATHROOM

6' 6" x 7' 1" (2.00m x 2.17m)

The bathroom is located off the first-floor landing with a double glazed frosted glass window to the rear aspect. The bathroom comprises a large walk-in shower with chrome thermostatic shower over; a low-level WC; a wall mounted handwash basin with storage under; a wall mounted mirror fronted cabinet; floor-to-ceiling tiled walls; laminate flooring; an extractor fan and recessed spotlighting.



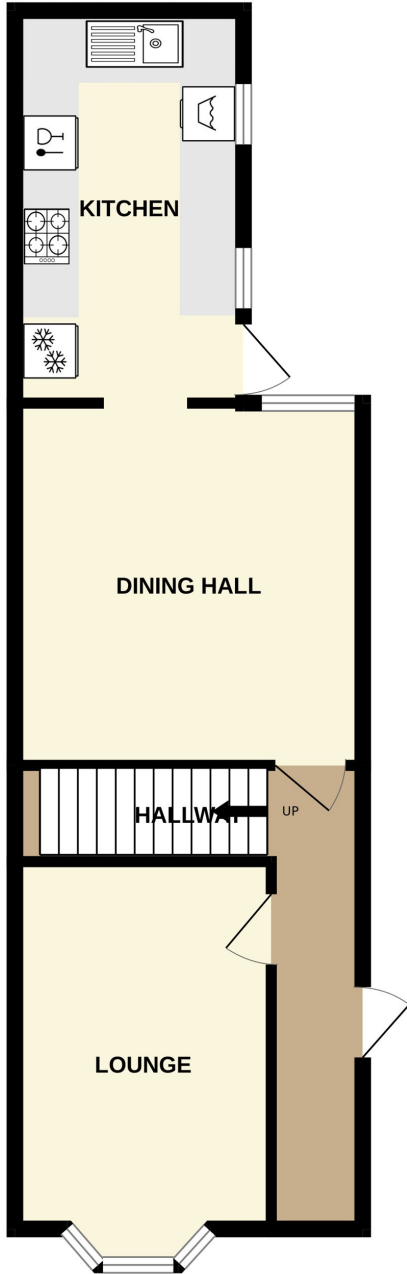
## EXTERNAL

To the front aspect, the property offers an enclosed front garden which is accessed by a wrought iron gate, with picket fence to either side and a low-level brick wall to the front aspect.

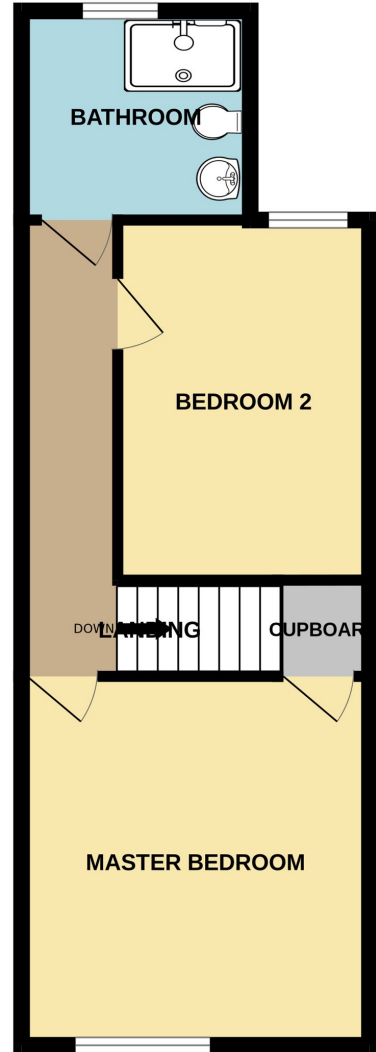
To the rear of the property one will find a small rear garden area, this area is also enclosed by a brick wall with a timber gate to the rear allowing access to the communal rear alley.



GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 901 sq.ft. (83.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## COMMON QUESTIONS

**1. When is this property available to move into?** The property is available immediately. However, the house is being re-painted over the coming weeks, therefore we expect the house to be available mid-December 2024.

**2. How much will I need to earn to rent this property?** At £1300 pcm a single working tenant will need to earn £39,000 pa; two working tenants would each need to earn £19,500 per annum. If you wish to pay the rent up front, this would be £15,600 for 12 months.

**3. Is the property offered furnished or unfurnished?** This property is offered unfurnished. The kitchen appliances are included in the rental. These are a fridge-freezer; washing machine; dishwasher and an electric oven with gas hob over.

**4. How much is the deposit for this property?** The deposit is equivalent to 5 weeks of rent. Which at £1300 pcm would be £1500.

**5. How much is the council tax for this property?** The council tax for this property is a band C, which in Trafford Council is currently £1,751.87 per annum.