



Navigation Road, Altrincham, WA14

Asking Price of £1,650pcm



Property Features

- Two Double Bedroom Property
- Two Minutes Walk to Navigation Road Metro
- Lower Ground Floor Shower Room and Study
- Dining Room, Two Large Lounges
- Modern Kitchen and Bathrooms
- 10 Mins Walk to Altrincham Town Centre
- Close to Retail Park
- Part Furnished Including White Goods
- Large South Facing Garden
- Available Start of March 2025



Full Description

Gorgeous two double bedroom terrace house located just two minutes walk to Navigation Road Metro Station and ten minutes walk to Altrincham Town Center. The property is fully furnished; has been newly decorated throughout; with a brand new high quality kitchen fitted in 2019; there are two large reception rooms and a dining room.

The property benefits from a large south-facing rear garden with a decked seating area.



ENTRANCE HALL

Accessed through an wooden panelled door, the entrance hall features: Wooden flooring; neutral painted walls; central pendant light point; single panelled radiator; balustrade staircase to the first floor; and wooden panelled doors to lounge and family room, plus kitchen and dining room.



LOUNGE 11' 3" x 13' 7" (3.44m x 4.16m)

The spacious lounge with large uPVC double glazed window to front aspect; wooden flooring; period cast iron fireplace; overhead pendant light fitting and double panel radiator.



FAMILY ROOM 11' 7" x 15' 2" (3.54m x 4.63m)

This second lounge area offers French doors onto the rear garden; log burner with wooden surround; wooden flooring; pendant light fitting and double paneled radiator. The room also comes with two storage cupboards; TV; three seater sofa and two arm chairs; coffee table and wall mounted shelving.



DINING ROOM 7' 10" x 10' 9" (2.40m x 3.28m)

A spacious dining room benefits from wooden flooring; neutral colour décor; range; double paneled radiator; pendant light fitting and large uPVC double glazed window to side aspect.



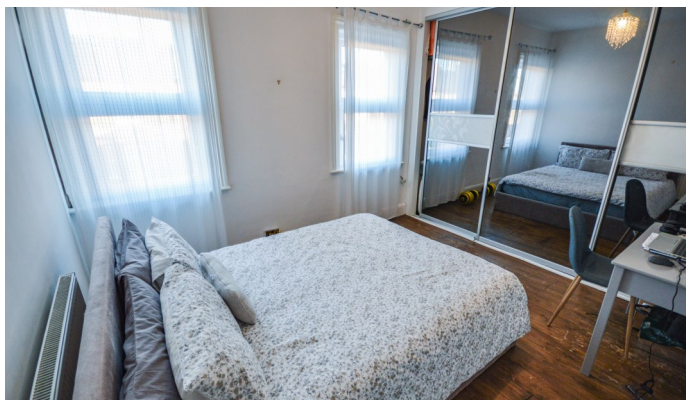
KITCHEN 8' 7" x 11' 7" (2.64m x 3.55m)

Good sized family kitchen which has just been replaced only one year ago- new cushioned flooring; high quality cabinets, marble worktops; new fridge-freezer and new fitted roller blinds. The kitchen offers ample natural light and views over the rear garden via uPVC double glazed window to rear aspect, plus door and additional window to side aspect. There are recessed spotlights to the ceiling; a new sink unit and chrome mixer tap over; four ring gas hob; double oven and extractor fan over. The room also offers freestanding washer.



MASTER BEDROOM 14' 11" x 11' 1" (4.55m x 3.38m)

A large double bedroom with two uPVC double glazed window to the front aspect; solid wooden flooring boards; a double paneled radiator; central pendant light fitting; fitted full width wardrobes with mirrored sliding doors. The room also comes with double bed; bedside table; chest of drawers and dressing table.



BATHROOM 7' 10" x 11' 4" (2.40m x 3.46m)

Large family bathroom fitted with a white four piece suite comprising of W/C; paneled bathtub; shower cubicle with chrome thermostatic shower system; and pedestal hand wash basin. The room benefits from a frosted glass uPVC window to rear aspect; has tiled flooring and fully tiled walls; there are also several wall and floor mounted storage cupboards.



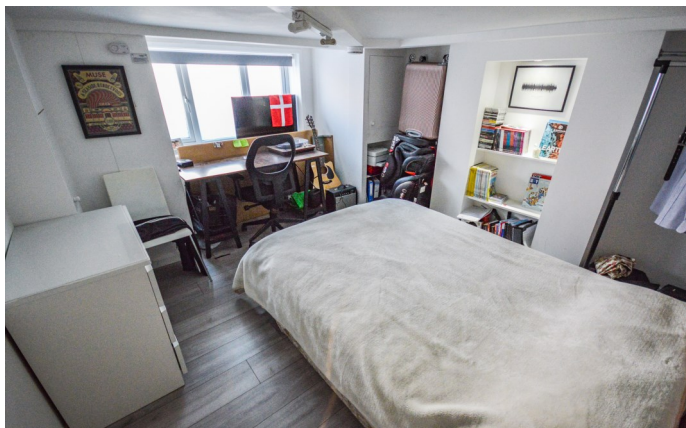
BEDROOM TWO 9' 1" x 13' 2" (2.78m x 4.02m)

Another large double bedroom with uPVC double glazed window to rear aspect. The room has laminate wood affect flooring; pendant light fitting; double panel radiator; and fitted wardrobe. This room is also equipped with double bed; chest of draws; and shelving unit.



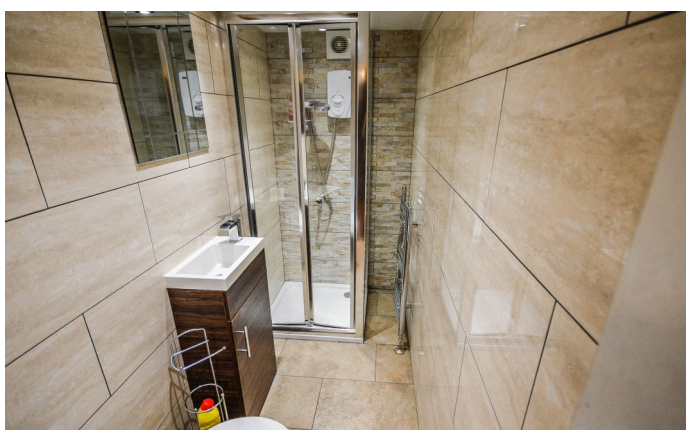
STUDY 10' 11" x 13' 0" (3.34m x 3.97m)

The study is located on the lower ground floor and offers a uPVC double-glazed window to the front aspect; wood effect laminate flooring; a double panel radiator and a strip of ceiling-mounted multi-directional spotlights.



SHOWER ROOM 3' 1" x 7' 1" (0.96m x 2.17m)

The shower room is located adjacent to the lower ground floor study. The shower room is fully tiled floor to ceiling with travertine tiles; the room is fitted with a wall mounted sink with cabinet under; low level WC and shower unit with electric shower.

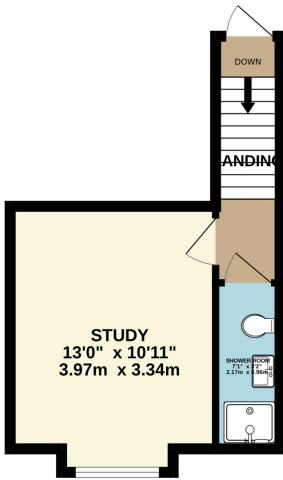


EXTERIOR

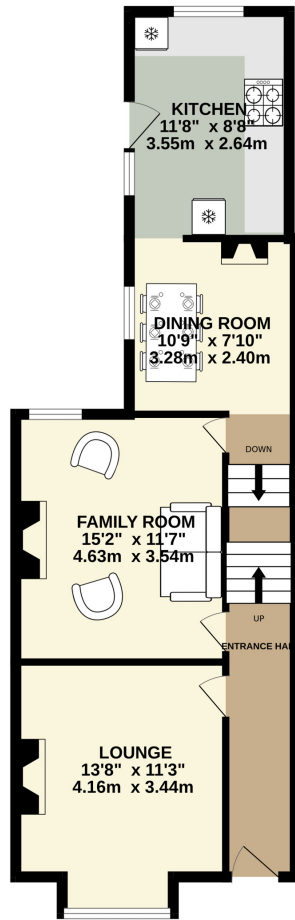
The property offers a small front garden enclosed by a low brick wall with stairs leading to the front door.

To the rear is a large private south-facing garden. This is largely laid to lawn with established boarders and decked area at the end for BBQs and outside dining. The garden is enclosed on one side by a tall hedge and on the other by timber paneled fencing. Adjacent to the house is a smaller yard which is graveled and leads to the shared bin access route.

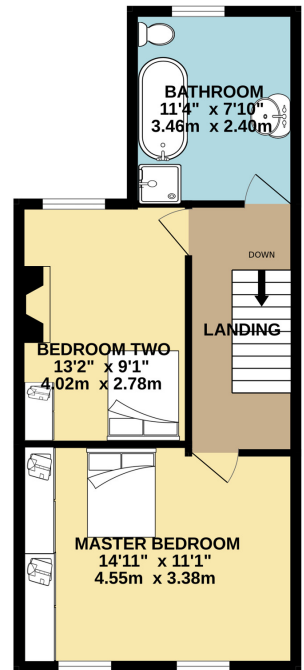
BASEMENT
229 sq.ft. (21.2 sq.m.) approx.



GROUND FLOOR
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1297sq.ft. (120.5 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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	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	66
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

17 The Downs
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COMMON QUESTIONS

- 1. How much is the council tax for this property?** The property is in band C, which means it is £1751.87
- 2. When is the property available and for how long?** The landlord is looking for a longer-term tenancy, with a minimum of 12 months. The property is available from the start of March 2025.
- 3. Would the landlord accept tenants with pets?** Maybe, this will depend on the age and breed/type. Provided the animal is well trained and not likely to damage the property.
- 4. Who will be managing the tenancy?** This property is managed by the landlord; therefore, you can contact us during your tenancy with any problems.
- 5. Are there white goods at the house?** Yes, the property is part furnished with white goods – washing machine and fridge-freezer.
- 6. Roughly how much will the bills cost for a house of this size?** Occupants in similar houses have advised that they pay around £200pcm for gas and electric combined and £45pcm for water. Of course, this will depend on the size of your family and usage.
- 7. How much will I need to earn to rent this property?** At a rental price of £1650 pcm, one working tenant would need an income of £49,500pa. Two working tenants could each earn £24,750pa. If you wish to pay the rent in advance for the year, this would be £19,800 for 12 months.
- 8. How much is the deposit for this property?** The deposit for this property is equivalent to 5 weeks of rent. At a rental price of £1650 pcm, the deposit would be £1,903.85. This will be held securely in the DPS.

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