



Park road, Hale, WA15  
Asking Price of £1,450 pcm



## Property Features

- Two Double Bedrooms
- Off-Road Parking
- Large Garden
- Two Bathrooms
- Close to Hale and Altrincham Town Centres
- Modern Fitted Kitchen
- Unfurnished
- Available Early March



## Full Description

A Victorian semi-detached house, featuring off-road parking; two double bedrooms; two bathrooms; dining room; living room; modern fitted kitchen; and a large private rear garden. The property is located within walking distance to both Hale Village and Altrincham Town centre and in the catchment areas for several outstanding Trafford schools. Available early March, this house will be ideal for a professional couple or young family.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-91) B			(82 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
		43	47		
				40	42
Not environmentally friendly - higher CO <sub>2</sub> emissions					
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>	
				EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## ENTRANCE HALL

Accessed from the side of the property via a solid wood period style door. The entrance hall is carpeted; with neutral décor; central light pendant; offering wooden paneled doors to living room and to dining room; and a carpeted staircase to the first floor accommodation.



## LIVING ROOM

**13' 9" x 12' 2" (4.2m x 3.71m)**

A bright and spacious living room comprises solid wood floors; neutral décor; double paneled radiator; window to the front aspect; TV and telephone points; cast iron fireplace with tiled heath; central light pendant; and ample space for soft furniture.



## DINING ROOM

**13' 7" x 12' 2" (4.15m x 3.71m)**

A second large reception room, benefitting from carpeted flooring; neutral décor; central light pendant; double paneled radiator; TV and telephone points; windows to the rear aspect; access to the kitchen via wooden paneled door and to the under stairs storage cupboard.



## KITCHEN

**9' 0" x 5' 10" (2.75m x 1.80m)**

Modern kitchen fitted with matching base and eye level storage units with worktops over; tiled flooring; black metro splash back tiles; central light pendant; double paneled radiator; window to the side with fitted Venetian blinds; wooden door to the side, allowing access to the rear garden; stainless steel sink with chrome mixer tap over; four ring gas hobs with extractor fan over; full sized dishwasher; washing machine; integrated fridge; oven; wooden paneled door to the shower room.



## SHOWER ROOM

6' 2" x 3' 3" (1.9m x 1.00m)

Convenient downstairs shower room which is fully tiled floor to ceiling; comprises of low-level WC; wall-mounted hand wash basin; double paneled radiator; extractor fan; window to the side aspect; chrome thermostatic shower system.

## MASTER BEDROOM

12' 3" x 12' 4" (3.75m x 3.78m)

Spacious double bedroom features solid wood floors; neutral décor; central light pendant, plus wall mounted spot light; double paneled radiator; sash windows to the rear of the property with fitted Roman blinds and wooden paneled door leading to the bathroom.

## BEDROOM TWO

12' 7" x 12' 6" (3.84m x 3.82m)

Another double bedroom comprises of solid wood floors; neutral décor; central light pendant with additional wall-mounted light; double paneled radiator; window to the front aspect and access to a large storage cupboard over the stairs.

## BATHROOM

9' 8" x 5' 10" (2.97m x 1.80m)

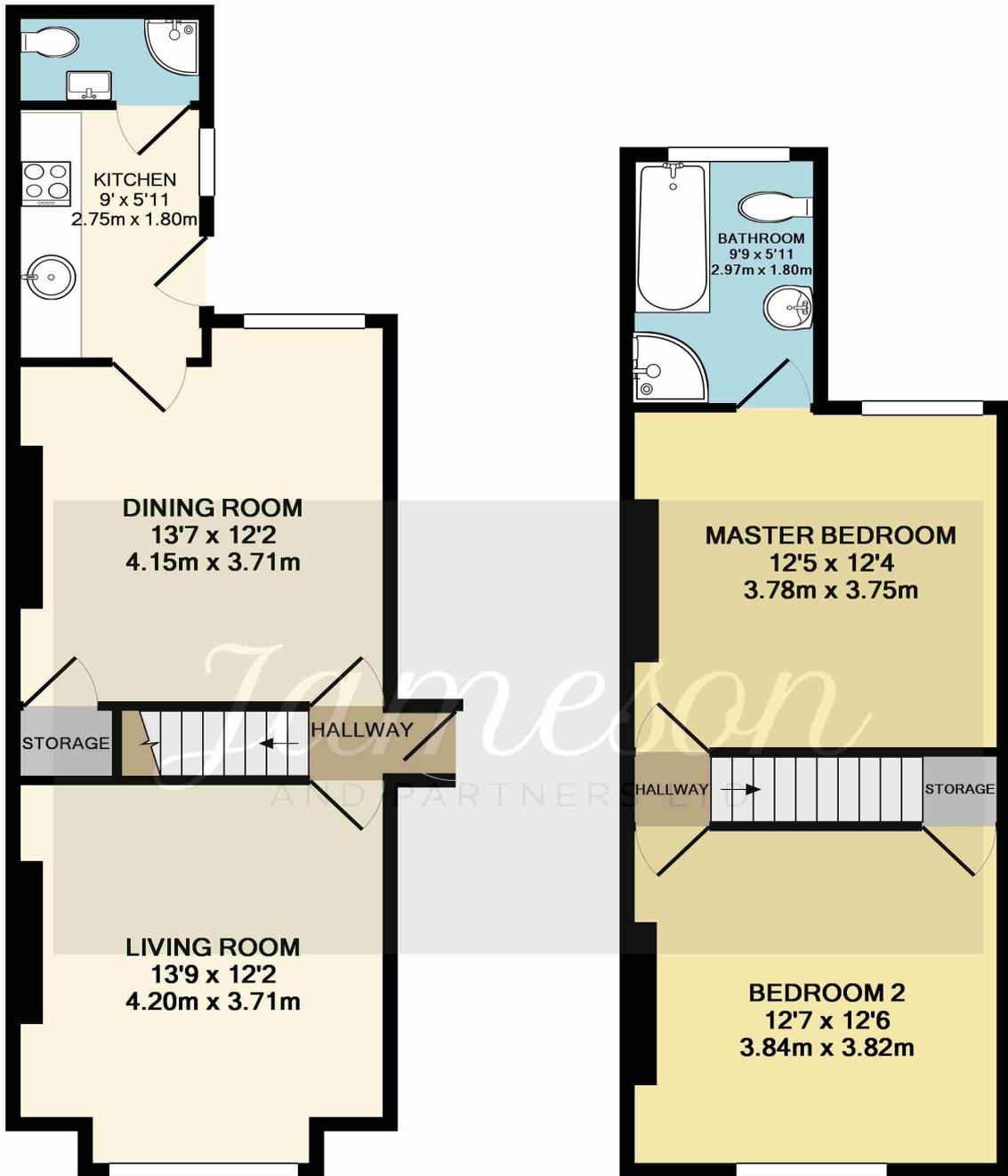
A good-sized bathroom fitted with three-piece white suite comprises of low-level WC; pedestal hand wash basin with splash back tiles over; and paneled bath. This room offers tiled flooring; part-tiled walls; exposed wood beams; double paneled radiator; tower shower cubicle with chrome thermostatic shower system; window to the rear aspect with fitted Venetian blinds.

## EXTERNAL

To the front of the property lies a graveled driveway enclosed on oneside by a timber paneled fence and on the other by a hedge. The front drive allows to side access to the property via wooden gate.

To the rear of the property lies a large lawned garden. Ideal for a family with young children or those who enjoy gardening.





GROUND FLOOR  
APPROX. FLOOR  
AREA 415 SQ.FT.  
(38.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 368 SQ.FT.  
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 could I move into this property?** This property will be available from early March.
- 2. How much is the deposit for this property?** The deposit is equivalent to 5 weeks' rent, which is £1,673.07. This will be held in the DPS (deposit protection service).
- 3. How much will I need to earn to rent this property?** A credit check will be conducted on the successful applicant to verify they have a good credit history and earn sufficient income to cover the rent and utility costs. The threshold for one working professional is £43,500 pa, if two professionals share the house they would each need to earn £21,750 pa as a minimum.
- 4. What is the council tax band for this property?** The council tax has been calculated by Trafford Council at Band E and is currently £2,592.13 per annum.