



Laurel Drive, Timperley, WA15
Asking Price of £2,750 pcm



Property Features

- Three Double Bedroom Detached House
- Double Glazed Throughout
- Large Driveway
- Open-Plan Lounge-Diner
- En Suite and Walk-In Wardrobe to Master Bedroom
- Under Floor Heating
- Within Catchment of Outstanding Schools
- Downstairs WC
- Available Start July 2024
- White Goods Included



Full Description

Three-bedroom detached family home, with a large drive, low-maintenance private rear garden and impressive open-plan lounge-diner. This property benefits from a downstairs WC; en suite and walk-in wardrobe to the master bedroom and underfloor heating downstairs. A modern family home, which is double-glazed throughout, with a high-spec kitchen and bathrooms. An unusual rental property given the quality of the finish throughout the property and level of attention to detail.

This property is available from the start of July 2024.

ENTRANCE HALL

7' 7" x 11' 4" (2.32m x 3.47m)

The entrance hall is reached via a composite security door from the front drive, with frosted glass panels. The entrance hall is fitted with wood effect vinyl flooring with underfloor heating; recessed spotlighting; recessed coat and boot storage area; a gorgeous uPVC double-glazed stained glass window to the side aspect; wooden panelled doors leading to the living room, lounge-diner and downstairs WC; as well as a carpeted staircase leading to the first-floor accommodation.



LIVING ROOM

11' 3" x 13' 6" (3.45m x 4.14m)

The living room is located off the entrance hall to the front of the property, with a uPVC double-glazed bay window. This room is fitted with wood effect Vinyl flooring, with underfloor heating; and a pendant light fitting. This room allows ample space for a three seater sofa, arm chair and coffee table.



KITCHEN/DINER

22' 8" x 19' 2" (6.93m x 5.86m)

An impressive family entertaining space, this room offers uPVC double-glazed windows to the side, front and rear aspect, with three electric Velux skylights to the rear aspect; in addition to double-glazed bi-folding doors leading to the rear garden. The kitchen-diner is fitted with wood effect Vinyl flooring, with underfloor heating; recessed spotlighting and a pendant light fitting; there is a multi-fuel stove.



The kitchen area is fitted with a range of matching base and eye level storage cabinets; with a recessed sink and induction hob; and a range of integrated appliances, including: A fridge-freezer; wine cooler; oven and steam oven; a dishwasher; and a freestanding washing machine.



DOWNSTAIRS W/C

4' 8" x 2' 2" (1.43m x 0.68m)

Located off the entrance hall, one will find a convenient WC. This room is fitted with a low-level WC; a wall-mounted hand wash basin and recessed spotlight fitting.

MASTER BEDROOM

11' 2" x 12' 8" (3.42m x 3.88m)

The master bedroom is located off the first-floor landing, with a uPVC double-glazed window to the rear aspect. This room is fitted with carpeted flooring; pendant light fitting; a double panel radiator and a door leading to the walk-in wardrobe and en suite shower room beyond.

EN SUITE SHOWER ROOM

7' 6" x 5' 6" (2.30m x 1.70m)

Located off the master bedroom is a walk-in wardrobe with a range of fitted floor-to-ceiling wardrobes, leading to an en suite shower room. This room offers a uPVC double-glazed frosted glass window to the rear aspect; recessed spotlighting; fully tiled walls and floor; a wall-mounted wash hand basin with storage under; low-level WC; a chrome heated towel rail; extractor fan; and a walk-in shower with a chrome thermostatic shower system.

BEDROOM TWO

13' 7" x 10' 8" (4.16m x 3.26m)

The second double bedroom is located off the first-floor landing with a uPVC double-glazed bay window to the front aspect; carpeted flooring; a pendant light fitting; fitted wardrobes; and single panel radiator.



BEDROOM THREE

9' 2" x 7' 6" (2.80m x 2.31m)

The third bedroom is currently utilised as a home office/ guest bedroom. This room benefits from a uPVC double-glazed window to the side and rear aspect; carpeted flooring; a pendant light fitting and single panel radiator.



BATHROOM

7' 3" x 8' 7" (2.22m x 2.64m)

The family bathroom is located off the first-floor landing with a frosted glass, uPVC double-glazed window, to the front aspect. The bathroom offers part tiled walls, tiled flooring; a low-level WC; a wall-mounted hand wash basin with storage under; a bath with glazed screen and chrome thermostatic shower system over; extractor fan and chrome heated towel rail.



EXTERNAL

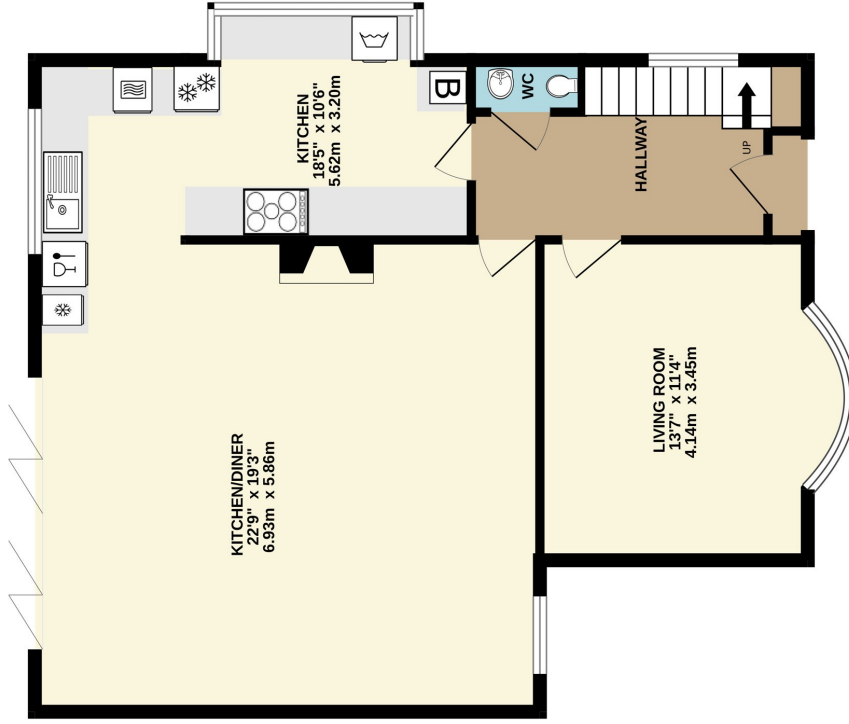
To the front of the property lies a generous block paved driveway, allowing off-road parking for four vehicles. The drive allows access to a timber gate at the side of the property allowing access to the rear garden; there is an outside tap and a small garden area stocked with mature shrubs.



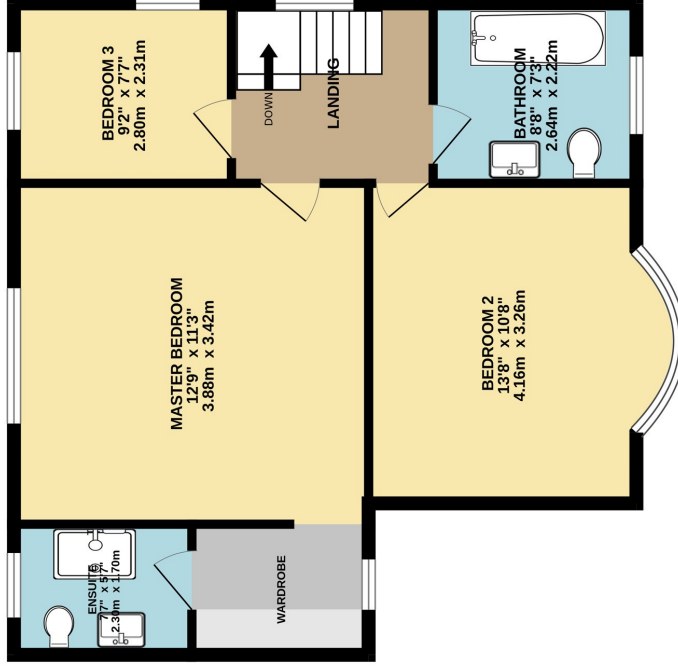
To the rear of the property, one will find a good-sized rear garden which is largely laid to lawn, with a paved patio area adjacent to the house and leading to the timber storage shed at the far right side of the garden. There are raised beds across the rear border which are stocked with mature shrubs and plants. The rear garden is enclosed on three sides by timber-panelled fencing.



GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



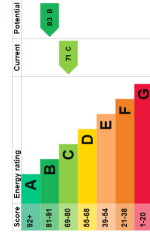
1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.8 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 rent? The property is available from around the 10th of July 2024.

2. How much is the council tax for this property? This property is Trafford Council and is a council tax band E, which is currently £2,408.84 per annum.

3. How much does a tenant need to earn to rent this property? A single tenant in employment will need to earn £82,500 pa; if two working tenants are to share the rent, they can each earn £41,250 pa. If a tenant wishes to pay the rent up front, 12 months rent would equate to £33,000.

4. How much is the deposit for this property? The deposit would be £3173, with a rental amount of £2750 pcm and would be held in the DPS (Deposit Protection Service). An initial holding deposit of £634 would be collected at the start of referencing.

5. Is this property to be furnished or unfurnished? The property will be let unfurnished but will include all white goods. These are an oven, steam oven, microwave, induction hob, washing machine, fridge-freezer, wine cooler and a dishwasher.