



Pochard Drive, Altrincham, WA14
Asking Price of £1,450 pcm



Property Features

- Three Bedroom Semi-Detached House
- Off Road Parking For Two Vehicles
- Modern Fitted Kitchen and Bathroom
- Private Rear Garden
- Double Glazed Throughout
- Private Rear Garden
- Downstairs WC
- Sough-after Location
- Available from the Mid-May 2025
- Including White Goods

Full Description

A well-presented three-bedroom semi-detached house with a modern kitchen and bathroom, off-road parking, and a private rear garden in a convenient location. The property benefits from two double bedrooms, one single bedroom, an open-plan lounge-diner; a separate kitchen with French doors leading to the rear garden and a downstairs WC. Available from mid-May 2025. This property will include white goods.



LOUNGE

15' 8" x 14' 9" (4.8m x 4.5m)

The lounge is located at the front of the property and offers a spacious and comfortable living area. It features a front aspect uPVC double-glazed window fitted with horizontal blinds, carpeted flooring, a pendant light fitting, and a gas fire with a modern surround and hearth. A staircase provides easy access to the upstairs accommodation directly from the lounge.



KITCHEN/DINER

14' 9" x 8' 2" (4.5m x 2.5m)

The modern kitchen/diner is situated at the rear of the property and benefits from uPVC French doors that open directly into the rear garden, along with an additional uPVC double-glazed window fitted with a roller blind overlooking the garden. The room features matching base and wall units, an integrated oven and hob, and a stainless steel sink. There is ample space for a fridge/freezer, washing machine, and dishwasher. The space is finished with stylish tiled flooring and contemporary strip spotlighting.



MASTER BEDROOM

14' 1" x 8' 6" (4.3m x 2.6m)

The master bedroom, located off the first floor landing benefits from a front aspect uPVC double-glazed window, fitted with a roller blind. The room features carpeted flooring and a pendant light fittings. This room is equipped with a fitted wardrobe.



BEDROOM TWO

10' 2" x 8' 6" (3.1m x 2.6m)

Bedroom two, located off the first floor landing benefits from a rear aspect uPVC double-glazed window, fitted with a horizontal blind. The room features laminate flooring and a pendant light fittings with a built in fan.



BEDROOM THREE

10' 2" x 5' 10" (3.1m x 1.8m)

Bedroom three, which is currently utilised as a home office benefits from a front aspect uPVC double-glazed window, fitted with a roller blind. The room is finished with carpeted flooring and a pendant light fittings.



BATHROOM

6' 10" x 6' 4" (2.09m x 1.94m)

The modern family bathroom benefits from a rear aspect uPVC double-glazed frosted window. The bathroom is equipped with a pedestal hand wash basin with storage under, a low-level WC, a panelled bathtub with a chrome thermostatic shower system over an extractor fan and a heated towel rail. The bathroom is finished with metro-tiled walls, honeycomb-tiled flooring and a ceiling-mounted light fitting.



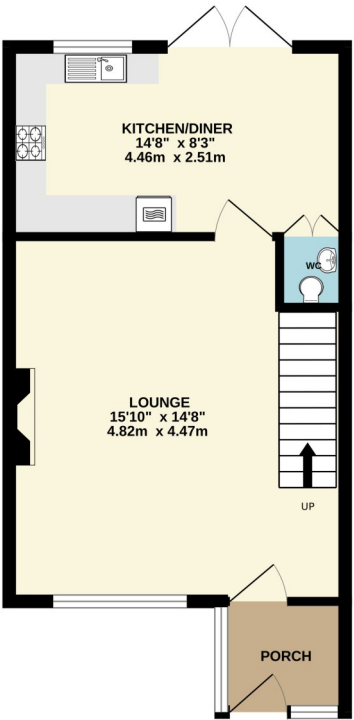
EXTERNAL

At the front and side of the property, there is a block-paved driveway providing off-road parking for two vehicles.

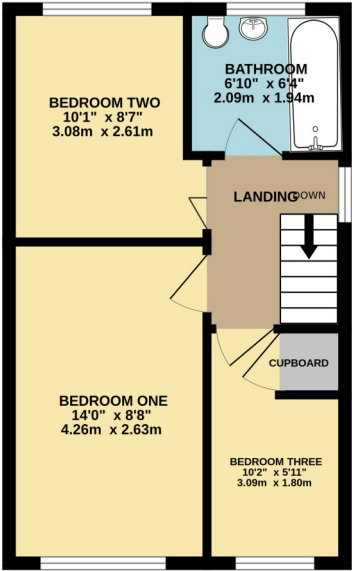
To the rear, the garden is enclosed on three sides by timber panel fencing and features a block-paved patio area, along with a well-maintained lawn bordered by mature planting beds that showcase a variety of shrubs and plants.



GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 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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COMMON QUESTIONS

1. When is this property available? The property will be available from mid-May 2025.

2. How much is the deposit for this property? At a rental price of £1450 pcm, the deposit would be equivalent to 5 weeks rent, which is £1,673.07

3. How much do I need to earn to rent this property? At a rental price of £1,450 pcm, one working professional would need to earn £43,500 pa; two working tenants could each earn £21,750 pa. If you wish to pay the rent in advance for 12 months, this would equate to £17,400 for 12 months.

4. How much is the council tax on this property? This property is council tax band C, which in Trafford is currently £1,751.87 per annum.

5. Which items are to be included in the property? This property is to be rented unfurnished, but will include the washing machine, dryer, dishwasher, oven and fridge-freezer. .

6. Who will be managing this property? The landlords will be managing the rental of this property. Jameson and Partners Ltd provide a service which includes advertising and conducting references checks. After the move in appointment is completed, the successful tenant will be in contact with the landlord, who will arrange any inspections and maintenance.