



Woodlands Court, Timperly, WA15

Asking Price of £1300 pcm



Property Features

- Two Bedroom Ground Floor Apartment
- Available from the 12th August 2026
- Allocated Parking Space
- Secure Communal Entrance with Telephone Intercom
- Highly Sought-after Development
- Communal Garden



Full Description

Situated in a sought-after development, this well-presented two-bedroom apartment offers two spacious bedrooms, a bright lounge/diner, a separate kitchen, and a modern family bathroom.

Offered unfurnished, the property also benefits from an allocated parking space and is ideally located close to local amenities, excellent transport links, and the Metro station.

Available from the 12th August 2026



LOUNGE/DINER

15' 9" x 11' 0" (4.82m x 3.35m)

A spacious and bright reception room featuring two side-aspect uPVC double glazed windows overlooking the communal gardens. Finished with LVT flooring, a pendant light fitting, and a single panel radiator, the room offers ample space for both living and dining furniture and provides access to the kitchen.



KITCHEN

13' 11" x 8' 8" (4.23m x 2.64m)

Fitted with a range of matching base and wall mounted units, the kitchen features two uPVC double glazed windows to the side and rear aspects, providing plenty of natural light. The room includes a recessed stainless steel sink, an integrated oven with electric hob, and an integrated under-counter fridge. Finished with LVT flooring, a strip light, and a single-panel radiator.



MASTER BEDROOM

10' 0" x 9' 6" (3.06m x 2.91m)

A spacious double bedroom featuring two side-aspect uPVC double glazed windows, allowing for plenty of natural light. The room is finished with LVT flooring, a pendant light fitting, a single-panel radiator, and benefits from a built-in wardrobe providing useful storage.



SECOND BEDROOM

9' 5" x 9' 0" (2.89m x 2.75m)

Another well-proportioned double bedroom featuring a side-aspect uPVC double glazed window, LVT flooring, a built-in wardrobe, a single-panel radiator, and a wall-mounted light fitting.

BATHROOM

10' 0" x 7' 3" (3.05m x 2.21m)

A modern family bathroom finished to a high standard, featuring a rear-aspect uPVC double glazed frosted window and a contemporary suite comprising a low-level WC, vanity unit with hand wash basin, and a panelled bath with thermostatic shower over and glazed shower screen. The room is finished with tiled flooring and fully tiled walls, recessed spotlights, a chrome heated towel rail, and a wall-mounted backlit mirror.

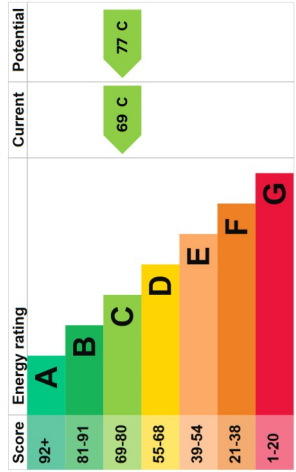
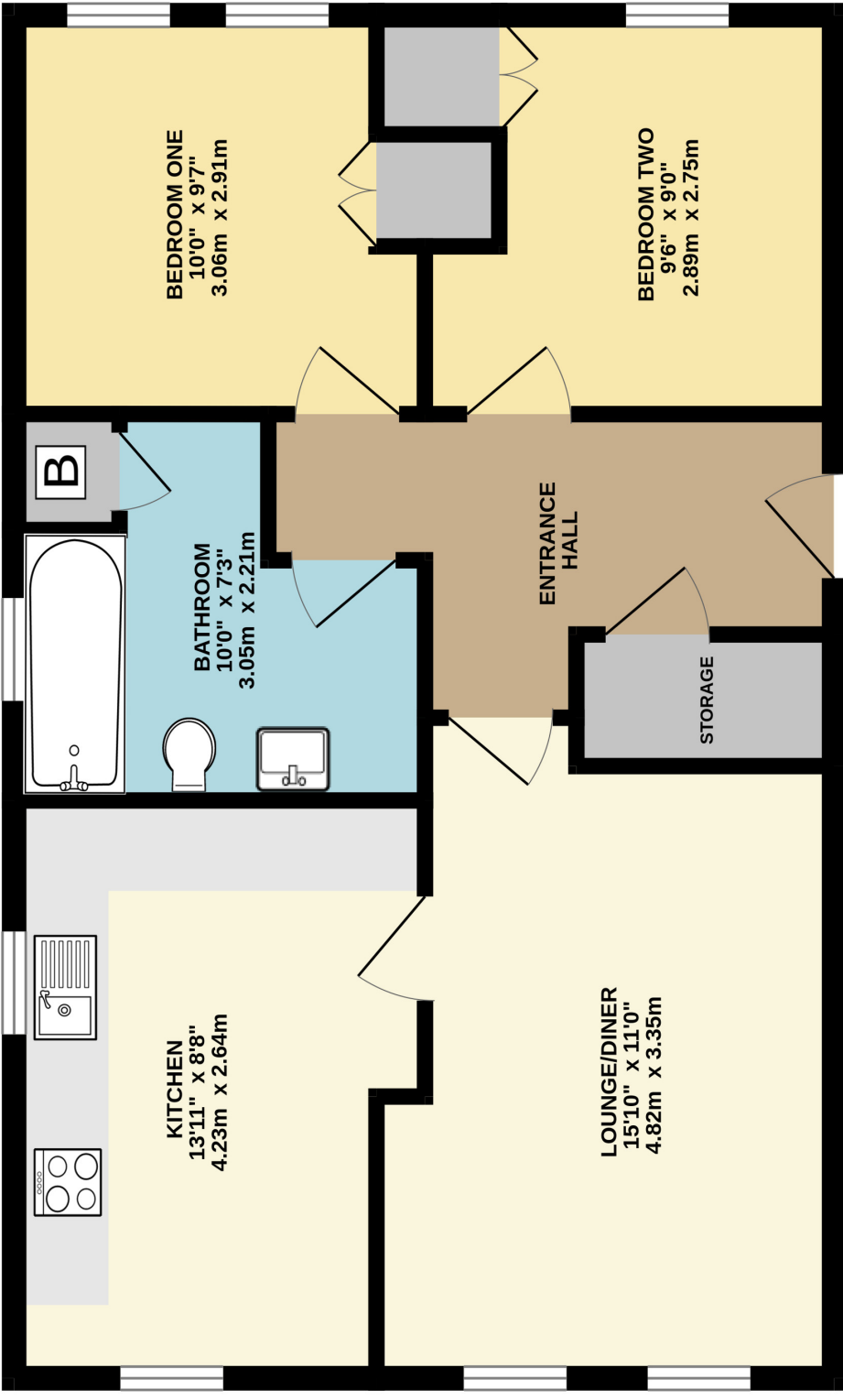


EXTERNAL

Externally, the property is surrounded by beautifully maintained communal gardens and further benefits from an allocated parking space.



GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.7 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 to move into?** The property will be available from the 12th August 2026
- 2. Which items are included with this property?** The property is unfurnished but comes with white goods.
- 3. How much is the council tax for this property?** This property is a band C which in Trafford Council is currently £2,035.34 per annum.
- 4. How much do I need to earn to rent this property?** At a rental price of £1,300 pcm, a single working professional would need to earn at least £39,000 per annum. Two working professionals could each earn £19,500 per annum.
- 5. How much is the deposit for this property?** The deposit is equivalent to 5 weeks rent. Which at £1300 pcm is £1,500