

# WAVENEY DRIVE

20 WAVENEY DRIVE, ALTRINCHAM, WA14 4UQ



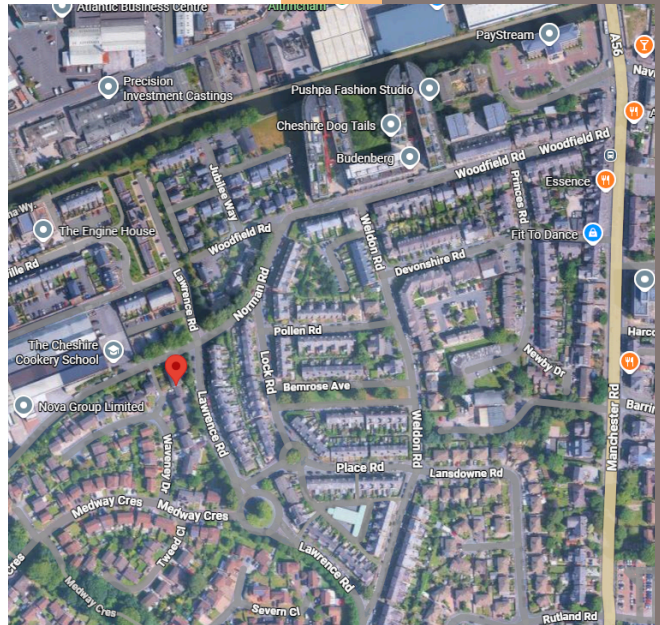
TO LET



## Area Comments

The property is situated in a quiet and peaceful residential neighbourhood in Altrincham.

It is ideally located close to Navigation Road Metrolink tram stop, providing easy access to Manchester city centre and surrounding areas. A range of local amenities, including shops, cafés, schools, and leisure facilities, are also within close proximity.



## Key Information

### RENT

£1,400 pcm, exclusive of outgoings

### DEPOSIT

5 weeks' rent

### HOLDING DEPOSIT

A holding deposit equivalent to one week's rent is required to secure the property

### FURNISHING

Part furnished

### AVAILABILITY

Available from 25th March 2026

### COUNCIL TAX BAND

C

### WINDOWS AND DOORS

Double glazed windows and doors throughout

### INSURANCE

The landlord is responsible for insuring the building and any of the landlord's fixtures and fittings. Tenants are responsible for arranging their own contents insurance.



## General Description

20 Waveney Drive is a beautifully kept end of terrace home in Altrincham, offering around 70 square metres of comfortable living space.

The house has three bedrooms and one bathroom and is in excellent condition throughout.

The kitchen is well equipped and includes an integrated fridge freezer, dishwasher, washing machine and electric oven.

In addition the property has a front driveway, a secure and private rear garden, and a single attached garage.

A real bonus is the two private parking spaces, so there is no need for permit parking.

The property is conveniently located close to Navigation Road tram stop, the bus stop and local amenities, and is set within a quiet residential neighbourhood.







## Directions

From Altrincham town centre, head towards Navigation Road tram stop. Waveney Drive is a short distance away, with number 20 clearly marked.

## Services

The property is connected to mains water, electricity, gas and drainage. The property has gas central heating.

## EPC

This property's energy rating is C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Viewings

Strictly by appointment through  
Oakwood Property Services

 0161 941 4228

 [enquiries@oakwoodpropertyservices.co.uk](mailto:enquiries@oakwoodpropertyservices.co.uk)

Please do not attend the site without prior appointment. The site is an operational farm so viewers must take appropriate precautions. Children will not be permitted on viewings.

## Anti Money Laundering and Right to Rent

In accordance with legal requirements, prospective tenants will be required to provide proof of ID, address and meet the Right to Rent obligations.

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Particulars correct as 20<sup>th</sup> March 2026.

