



Regent Road, Altrincham, WA14

Asking Price Of £1,950 pcm



Property Features

- Three Bedroom Terraced House
- Off-Road Parking
- Town Centre Location
- Available Immediately
- Double Glazed Throughout
- Gas Central Heating
- Fully Furnished
- Within Catchment of Trafford's Schools
- En Suite to Master Bedroom and Family Bathroom
- Ground Floor WC

Full Description

Stunning three-bedroom terraced house located in the heart of Altrincham, within easy reach of the shops, amenities and excellent transport links.

This modern property is offered fully furnished with high-quality integrated appliances. The property benefits from an allocated off-road parking space, double glazing throughout, en suite to the master bedroom, downstairs WC and family bathroom, as well as a open-plan lounge/diner. Ready for immediate occupation.



ENTRANCE HALL

The entrance hall is fitted with a pendant light fitting; a security alarm control panel; wood effect flooring; coat hooks and door leading to the lounge diner and carpeted staircase leading to the first-floor accommodation.

LOUNGE-DINER

8' 11" x 22' 10" (2.73m x 6.96m)

An open-plan lounge diner with wood effect flooring; two pendant light fittings; two double panel radiators; double glazed window to front aspect; television and telephone points. The lounge-diner is open to the kitchen and also allows access to the downstairs WC and a large storage cupboard.

KITCHEN

8' 11" x 10' 7" (2.74m x 3.23m)

The kitchen offers double-glazed sliding doors to the rear patio and car parking beyond. The kitchen is fitted with a range of matching base and eye level storage units; recessed spot lighting; under cabinet downlights and offers integrated appliances, these include: Full sized dishwasher; Neff induction hob and oven, with integrated extractor over; Neff microwave; washing machine and fridge-freezer.

DOWNSTAIRS WC

3' 0" x 5' 7" (0.92m x 1.71m)

Accessed from the lounge diner is a convenient downstairs WC. This room comprises tiled flooring; a wall-mounted hand wash basin; a low-level WC; a single panel radiator and wall mounted mirror.



MASTER BEDROOM

8' 7" x 11' 8" (2.62m x 3.56m)

The master bedroom is located off the first-floor landing, with a double glazed window to the front aspect; carpeted flooring; a double panel radiator; a pendant light fitting; television and telephone points. This room allows access via a sliding door to the en suite shower room.



EN SUITE SHOWER ROOM

3' 10" x 10' 0" (1.18m x 3.06m)

The en suite shower room is fitted with a modern white suite comprising wall mounted hand wash basin with storage under and wall mounted LED illuminated mirror over; a low-level WC; and a large shower cubicle with a chrome thermostatic shower system and glazed sliding door. This room also offers recessed spot lighting; an extractor fan and a frosted glass double-glazed window to the front aspect.



BEDROOM TWO

13' 5" x 11' 0" (4.10m x 3.36m)

The second double bedroom is also accessed from the first-floor landing, with a double glazed window to the rear aspect; carpeted flooring; a pendant light fitting; television and telephone points; a recessed wardrobe and two wall-mounted reading lights over the bed.



BATHROOM

5' 10" x 7' 10" (1.79m x 2.40m)

The bathroom benefits from tiled flooring and part tiled walls; a wall-mounted chrome heated towel rail; a wall-mounted hand wash basin with storage under and LED illuminated mirror over; there is a paneled bath with a glazed screen and chrome thermostatic shower system.



BEDROOM THREE

10' 0" x 6' 3" (3.05m x 1.92m)

Located on the second floor is the third bedroom, this room would be ideal as a guest bedroom or home office. The third bedroom is fitted with a double glazed window to the rear aspect; carpeted flooring; a pendant light fitting; a single panel radiator; telephone and television sockets and a recessed storage space.



EXTERNAL

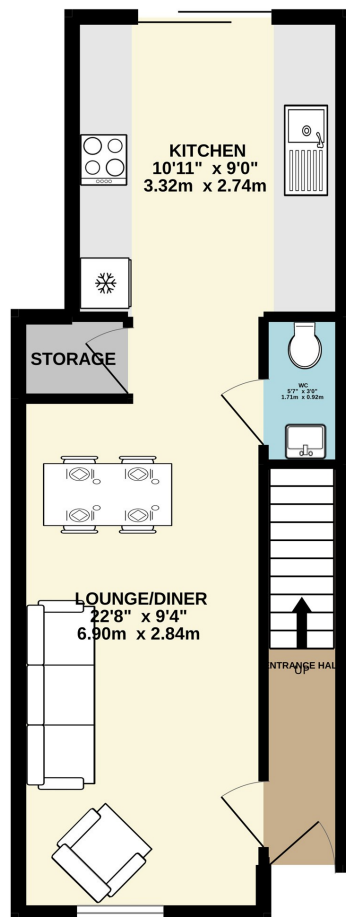
The property benefits from a small patio area to the rear and a timber bin storage shed. Beyond the patio area one can access the car park, within which each dwelling has an allocated parking space.



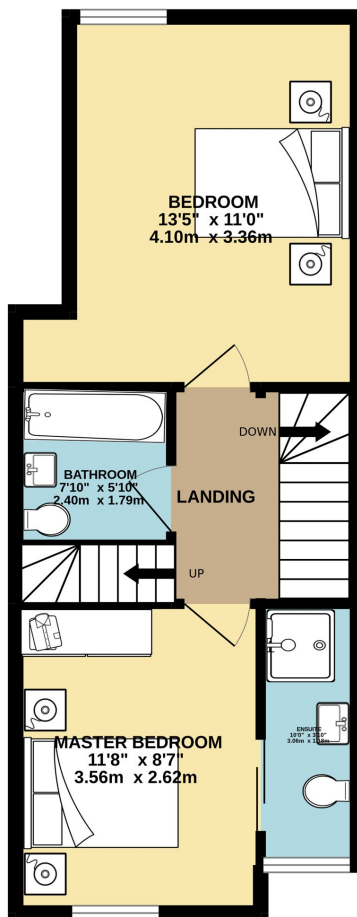
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



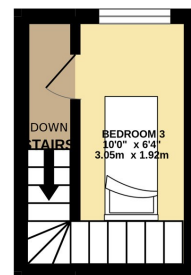
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



2ND FLOOR
63 sq.ft. (5.8 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.4 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 is available immediately, however, before taking occupation, the selected tenant will undergo reference checks to confirm their suitability, this can be completed within 48 hours, but will often depend on how quickly your referees respond to the reference requests.
- 2. How much do I need to earn to rent this property?** At a rental price of £1950 pcm the applicant will be required to earn at least £58,500 per annum or if two working professionals are renting they will each need to earn £29,250 per annum.
- 3. How much is the deposit for this property?** The deposit for this property, is equivalent to 5 weeks rent. This is held securely in the DPS, at £1950 pcm, the deposit would be £2,250.
- 4. How much is the council tax for this property?** This property is in Trafford and falls into council tax band C, which is currently £2,035.34 per annum.
- 5. Is this property fully furnished?** Yes, the property is fully furnished. The furniture provided will be as seen at the viewings.
- 6. Does the property come with parking?** Yes, this property benefits from one allocated parking space in a private car park to the rear of the property.