



**Princess Street, Broadheath, WA14**

**Asking Price £1,300 pcm**



# Property Features

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- Two Double Bedrooms
- Modern Fitted Bathroom and Kitchen
- Large Rear Garden
- To Be Re-decorated Throughout Before Occupation
- uPVC Double Glazing Throughout
- White Goods Included
- Close to Navigation Road Metro Link
- Close to Retail Park
- Unfurnished
- Available mid-July 2026



# Full Description

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This property will be redecorated and have all-new flooring before occupation. The house offers two double bedrooms, a modern fitted kitchen with a breakfast bar, a modern bathroom, a living room, and a generous rear garden.

The property is conveniently located within walking distance of the retail park and the Navigation Road Metro station, and within the catchment area of Trafford's outstanding schools. Ideal for a professional couple or small family.



## ENTRANCE HALL

Accessed via a uPVC double-glazed front door, the entrance hall features carpeted flooring, a central pendant light fitting, coat hooks, neutral décor, stairs to the first-floor accommodation, and a wood-panelled door with glazed panels to the lounge and kitchen beyond.

## LOUNGE

**12' 5" x 10' 10" (3.81m x 3.32m)**

Well-sized living room comprises carpeted flooring, neutral décor, a central light pendant, a double-paned radiator, TV and telephone points, and uPVC double-glazed windows fitted with Venetian blinds to the front aspect.



## KITCHEN/BREAKFAST ROOM

**15' 10" x 8' 2" (4.85m x 2.49m)**

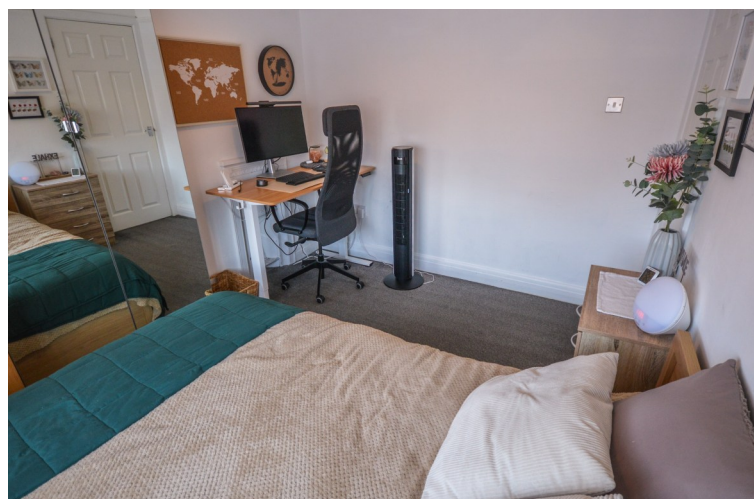
A modern kitchen fitted with matching white high-gloss base and eye-level storage units, an integrated oven with induction hobs and a stainless steel extractor hood over, a wall-mounted combi boiler, a stainless steel sink with drainer and a chrome mixer tap over, and a freestanding fridge-freezer. The room comprises vinyl flooring, metro-style white splash-back tiling, a double-panelled radiator, a central pendant light, and uPVC double-glazed windows with fitted Venetian blinds to the rear aspect. The kitchen opens into a utility room with a washing machine and a uPVC door to the side aspect leading into the rear garden.



## MASTER BEDROOM

**10' 10" x 10' 0" (3.32m x 3.05m)**

A spacious double bedroom with a uPVC double-glazed window to the front aspect, carpeted flooring, neutral décor, a central light pendant, and a double panelled radiator.



## BEDROOM TWO

9' 10" x 8' 3" (3.00m x 2.54m)

A second good-sized double bedroom comprises carpeted flooring, neutral décor, a central light pendant, a double panelled radiator, and uPVC double-glazed windows to the rear aspect.



## BATHROOM

10' 9" x 5' 10" (3.29m x 1.80m)

The bathroom offers a modern white three-piece suite comprising a panelled bath with a chrome thermostatic shower over, a low-level WC, and a wall-mounted hand wash basin with a storage cupboard underneath. This room features vinyl flooring, splash-back tiling, a chrome heated towel rail, an extractor fan, a ceiling-mounted light fitting, and frosted uPVC double-glazed windows to the front aspect.



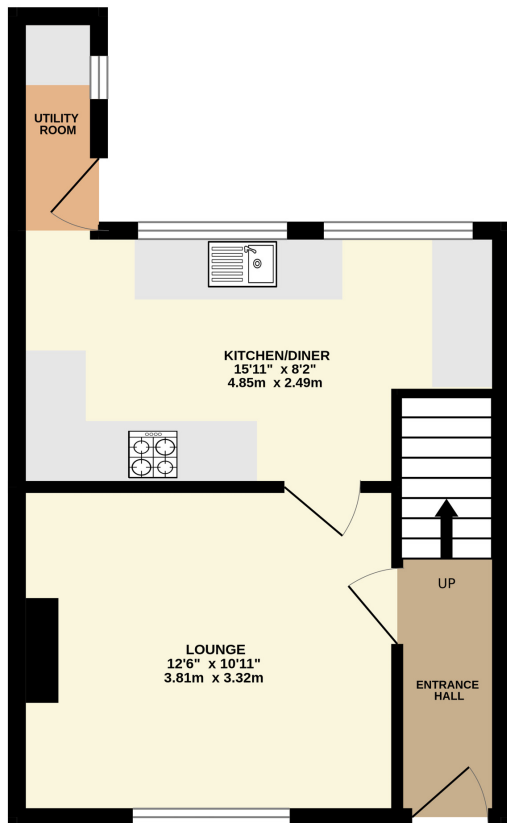
## EXTERNAL

To the front, the property features a well-maintained lawned garden enclosed by a low-level brick wall and a cast-iron gate leading to a paved footpath, providing access to the front door.

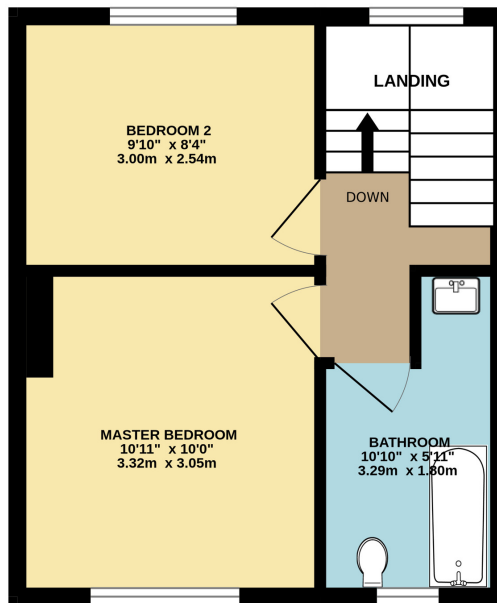
To the rear, the house benefits from a good-sized garden, mainly laid to lawn, enclosed to both sides by a timber-panelled fence and to the rear by a low brick wall with a gate leading to the shared rear access path for bin storage.



GROUND FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 621 sq.ft. (57.7 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# COMMON QUESTIONS

- 1. When is this property available to move into?** The property will be available from mid-July 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 B which in Trafford Council is currently £1,780.95 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.