



Beech Road, Hale, WA15

Asking Price Of £2500 pcm



Property Features

- Three Bedroom Victorian End Of Terrace House
- 1296 sq ft
- Beautifully Landscaped Rear Garden
- Loft Conversion
- Period Features
- Catchment of Outstanding Schools
- Highly Sought After Location
- Open Plan Living/Dining Room
- Kitchen Extension
- Walking Distance From Hale and Altrincham

Full Description

A beautifully presented three double bedroom end-of-terraced house which has been modernised to a high standard throughout. This property is just a short walk from Stamford Park, as well as Hale and Altrincham town centres. There are several sought after junior schools located within a short walk of the property including Stamford Park School, St. Vincent's Primary School and Bowdon Preparatory School.

The property offers a large open-plan lounge-diner and an open-plan kitchen-breakfast room with French doors onto a landscaped rear garden. The first floor offers two double bedrooms and the family bathroom with a third double bedroom with en suite shower room on the second floor.

This property is available for a tenant to move in from the 7th August 2026.



LOUNGE/DINER

11' 1" x 27' 9" (3.39m x 8.46m)

The lounge-diner is a large open-plan space with a dual aspect, flooded by natural light from a large uPVC double-glazed bay window to the front aspect, in addition to a uPVC double-glazed window to the rear aspect, fitted with roller blinds. This room is fitted with two pendant light fittings; natural wood effect LVT flooring; two double panel radiators; recessed shelving and a fitted storage cupboard to the alcoves. From this space hardwood doors with glazed inserts lead to the entrance hall and kitchen-breakfast room.



KITCHEN/BREAKFAST ROOM

8' 0" x 22' 0" (2.44m x 6.72m)

The kitchen-breakfast room is located off the lounge-diner and allows access to the rear garden via uPVC double-glazed French doors. This space is fitted with wood effect tiled flooring; the room offers two pendant light fittings and recessed spotlighting; two uPVC double glazed windows to the side aspect, in addition to a Velux skylight; tiled splash back; and a range of fitted base and eye-level storage unit, with an integrated electric oven; recessed five ring gas hob; an integrated microwave and space and plumbing for a washing machine, dishwasher and fridge-freezer. From this room one can also access the understairs storage cupboard.



MASTER BEDROOM

13' 6" x 11' 11" (4.12m x 3.64m)

The master bedroom is located off the first-floor landing with two uPVC double glazed windows to the front aspect, with fitted roller blinds. This room offers fitted wardrobes; a pendant light fitting; carpeted flooring and a double panel radiator.



BEDROOM TWO

8' 5" x 12' 6" (2.59m x 3.82m)

The second bedroom is also located off the first-floor landing with a uPVC double-glazed window to the rear aspect, fitted with a roller blind. This double bedroom is currently utilised as a child's room, but would comfortably accommodate a double bed and wardrobes. This room offers carpeted flooring; a pendant light fitting and a double panel radiator.



FAMILY BATHROOM

7' 5" x 8' 0" (2.28m x 2.45m)

The family bathroom is located off the first-floor landing with a frosted glass uPVC double glazed window to the rear aspect; tiled flooring; recessed spotlighting; a wall-mounted chrome heated towel rail; part-tiled walls; a low-level WC; pedestal hand wash basin; panelled bath with glazed screen and chrome thermostatic shower system over.



BEDROOM THREE

13' 10" x 18' 9" (4.24m x 5.72m)

The third double bedroom is located on the second floor; this bedroom offers two large Velux skylights to the front aspect and a Juliette balcony to the rear aspect. This room has LVT wood effect flooring; recessed spotlighting; a vertical wall-mounted column radiator and doors allowing access to eave storage space and the en suite shower room.



EN SUITE SHOWER ROOM

3' 5" x 9' 0" (1.05m x 2.75m)

The en suite shower room located off bedroom three offers a shower cubicle with chrome thermostatic shower system and tiled splash back; a low-level WC and a countertop sink. The shower room is fitted with LVT wood effect flooring; an extractor fan; a wall-mounted electric chrome heated towel rail and recessed spotlighting.



EXTERNAL

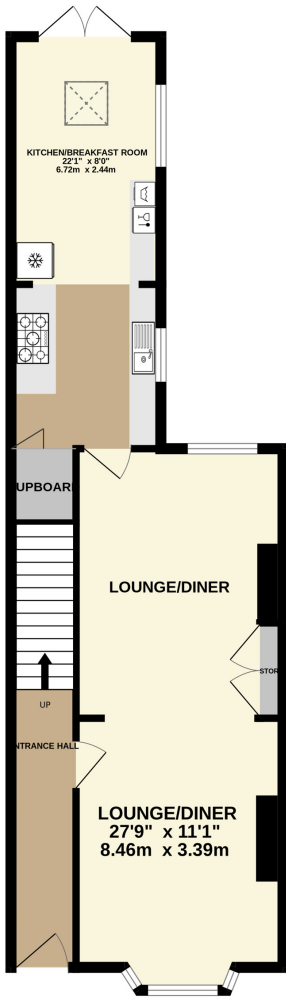
To the front of the property one will find a raised garden area which is stocked with mature shrubs and a small tree. The front garden is enclosed to the front aspect by a stone wall and a paved path leads to the front entrance.

To the rear of the property lies a landscaped rear garden, with paved pathways and seating areas adjacent to the house and at the far end of the garden and borders stocked with mature shrubs and small trees. The garden is enclosed on three sides by timber fencing and also offers a timber bike shed for external storage to the side of the property.

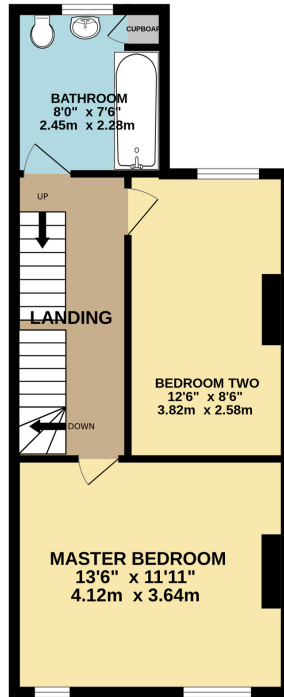




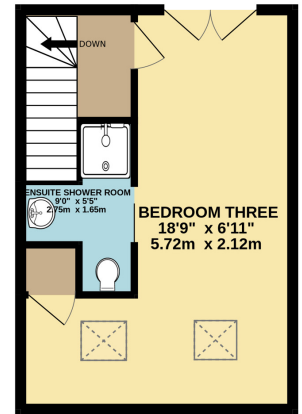
GROUND FLOOR
576 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



2ND FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 1353 sq.ft. (125.7 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		
69-80	C		80 C
55-68	D	58 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 ready for a tenancy to commence from the 7th August 2026.
- 2. How much will a tenant need to earn to pass referencing for this property?** At a rental price of £2500 pcm, one working tenant would need to earn £75,000 per annum, or two working professionals could earn £37,500 per annum. If you wished to pay the rent in advance for the year, this would equate to £30,000 for 12 months.
- 3. Which items of furniture are included with this rental?** The landlords will be leaving the property part furnished. The items which are included are as follows.
Master bedroom: Double bed, chest of drawers, bedside tables, bureau (wardrobes are fitted).
Kitchen: Fridge-freezer, dishwasher and washing machine.
Bedroom two: Children's bookshelf and children's wall shelf (can be removed if not required).
- 4. How much is the council tax for this property?** This property is covered by Trafford council tax band D, which is presently £2,120.84 per annum. Some discounts are available.
- 5. How much is the deposit for this property?** The deposit is equivalent to 5 weeks' rent, which at a rental price of £2500 pcm is £2884. This would be held securely in the Deposit Protection Scheme.