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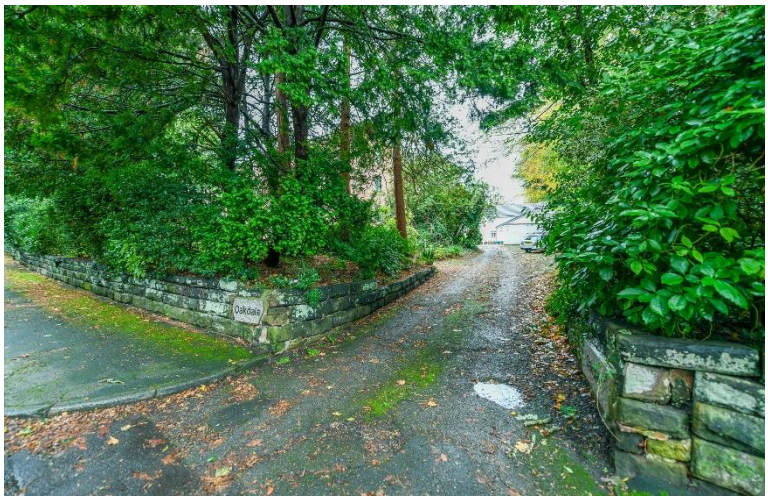
Oakdale Court, Grey Road, WA14

Asking Price of £1900 PCM

5 STAR
AVERAGE RATING ON Google

Property Features

- **Three Bedroom Townhouse**
- **Available Immediately**
- **Unfurnished**
- **Two Reception Rooms**
- **Family Bathroom & Ensuite**
- **Garage and Off-Road Parking**
- **Communal Gardens**
- **Sought-after Location**
- **Short Walk to John Leigh Park**
- **Catchment Area for Trafford Schools**









Full Description

Available immediately, this attractive three-bedroom townhouse is situated on a prestigious road in the highly sought-after area of Altrincham. Offered unfurnished, the property provides spacious and versatile accommodation, ideal for families and professionals alike.

The property features two reception rooms, providing flexible living and entertaining space, alongside a well-appointed kitchen/breakfast room. There are three bedrooms, a family bathroom and an ensuite, offering practical and comfortable accommodation for modern living.

Externally, the property benefits from a garage, off-road parking, access to communal gardens and a private roof terrace, providing additional outdoor space to relax and unwind.

Ideally positioned within a short walk of John Leigh Park, the property is also conveniently located within the catchment area for Trafford schools, making it an excellent choice for families seeking a home in a desirable location.

ENTRANCE HALL

8' 1" x 9' 4" (2.48m x 2.85m)

The bright and spacious entrance hall welcomes you into the property through a hardwood front door, set within a storm porch and flanked by two large windows fitted with Venetian blinds, allowing plenty of natural light to fill the space. The hallway is finished with engineered wood flooring, recessed spotlighting and a double-panel radiator. It provides access to the living room, utility room and downstairs WC, along with a useful storage cupboard and staircase leading to the upper floors.



LIVING ROOM

17' 3" x 14' 6" (5.27m x 4.43m)

Situated to the rear of the property on the ground floor, the living room is a bright and inviting space, finished with engineered wood flooring and featuring two single-panel radiators, wall-mounted uplighters and an electric fire with a decorative surround and hearth. A glazed uPVC door, complemented by windows to the sides and above, allows an abundance of natural light to flood the room while providing direct access to the rear patio, creating a seamless connection between indoor and outdoor living.



DINING ROOM

14' 4" x 14' 6" (4.37m x 4.44m)

Located off the first-floor landing, the dining room provides a versatile second reception space, ideal for formal dining, entertaining or use as a home office. The room features engineered wood flooring, recessed spotlighting and a side-aspect uPVC window overlooking the living room below in a part-mezzanine style layout, creating a sense of openness and connection between the living spaces.



KITCHEN/BREAKFAST ROOM

7' 9" x 13' 6" (2.38m x 4.14m)

Located off the first-floor landing to the front of the property, this stylish kitchen/breakfast room is fitted with a range of matching base and wall-mounted units, complemented by a selection of integrated appliances, including a dishwasher, oven and electric hob with a stainless-steel extractor hood above. A freestanding fridge freezer completes the kitchen facilities.

The room is finished with engineered wood flooring, recessed spotlights, two front-facing uPVC windows fitted with Venetian blinds, and a double-panel radiator. A built-in breakfast bar, complete with two bar stools, provides an ideal space for casual dining.



MASTER BEDROOM

13' 8" x 11' 5" (4.17m x 3.49m)

Located off the second-floor landing to the rear of the property, the master bedroom is a well-presented and comfortable space, featuring a large rear-facing uPVC window allowing for plenty of natural light. The room is finished with engineered wood flooring, a double-panel radiator and multi-directional spotlights, while a range of convenient wardrobes provides ample storage space.



SECOND BEDROOM

13' 4" x 9' 6" (4.08m x 2.91m)

Located on the third floor, bedroom two is a well-presented room featuring a glazed uPVC door flanked by uPVC windows, providing access to the roof terrace and allowing plenty of natural light to enter. The room further benefits from built-in wardrobes and direct access to the en-suite bathroom. The accommodation is finished with engineered wood flooring, a pendant light fitting and a double-panel radiator.



ENSUITE

4' 11" x 5' 10" (1.52m x 1.79m)

Accessed directly from bedroom two, the en-suite shower room is fitted with a low-level WC, a pedestal wash hand basin and a panelled bathtub with a chrome mixer tap and shower attachment. The room is finished with tiled flooring and walls, a built-in mirror, a heated towel rail and recessed spotlights. A skylight further enhances the space, allowing natural light to flood the room.



THIRD BEDROOM

7' 4" x 8' 0" (2.26m x 2.46m)

Located off the second-floor landing to the front of the property, bedroom three is a well-presented room featuring a front-facing uPVC window, allowing for plenty of natural light. The room is finished with engineered wood flooring, multi-directional spotlights and a double-panel radiator.



BATHROOM

5' 7" x 6' 5" (1.72m x 1.98m)

Located off the second-floor landing, the family bathroom is fitted with a low-level WC, a pedestal wash hand basin and a corner shower cubicle with glazed doors and a thermostatic shower system. The room is finished with tiled flooring and walls, a front-facing uPVC frosted window, built-in mirrors, recessed spotlights and a heated towel rail.



EXTERNAL

The property is located in a well-maintained development comprising of six townhouses. A private driveway leads to a car park with allocated spaces for each property and garages. This property benefits from a detached single garage, allowing for ample storage space.



The communal gardens to the rear provide a wonderful space for summer dining, for children to play and offer privacy from surrounding dwellings. The property also offers a private patio area adjacent to the lounge; this is another space for summer dining. To the side of the property the resident has access to an external storage shed.

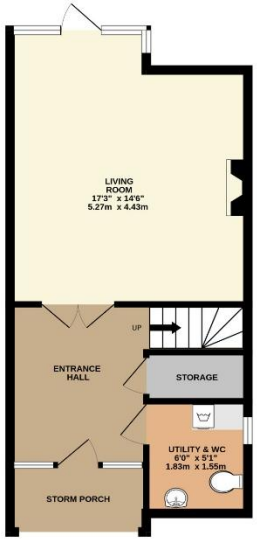
To the front of the property a paved path also leads from Grey Road to the property entrance for pedestrians. The property offers a paved front garden with discreet storage space for bins and a storm porch leading to the entrance door.





Floor Plan and EPC

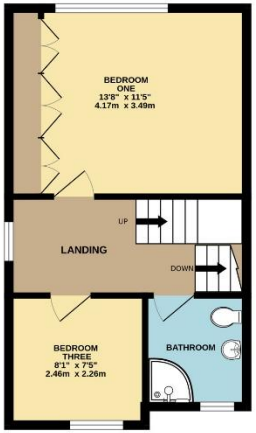
GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



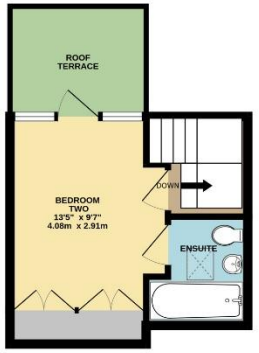
1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



2ND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



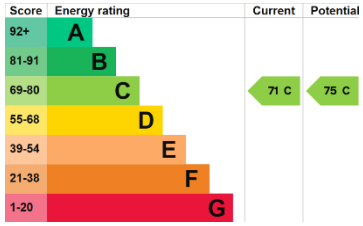
3RD FLOOR
202 sq.ft. (18.8 sq.m.) approx.



WA14 4BX!

TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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 immediately.

2. Which items are included with this property? The property is unfurnished but comes with white goods, including an integrated fridge-freezer, integrated dishwasher, integrated oven, electric hob, and a washing machine.

3. How much do I need to earn to rent this property? At a rental price of £1900 pcm, a single working professional would need to earn at least £57,000 per annum. Two working professionals could each earn £28,500 per annum.

4. How much is the deposit for this property? The deposit is equivalent to 5 weeks' rent. Which, at £1900 pcm, is £2192.30.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only, and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements