



Park road, Hale, WA15
Asking Price of £1,300 pcm



Property Features

- Two Double Bedrooms
- Off-Road Parking
- Large Garden
- Two Bathrooms
- Close to Hale and Altrincham Town Centres
- Modern Fitted Kitchen
- Unfurnished
- Available Immediately
- Redecorated and carpeted throughout Recently



Full Description

This property has recently been re-decorated and carpeted throughout. Victorian semi-detached house, featuring off-road parking; two double bedrooms; two bathrooms; dining room; living room; modern fitted kitchen; and a large private rear garden. The property is located within walking distance to both Hale Village and Altrincham Town centre and in the catchment areas for several outstanding Trafford schools. Available immediately, this house will be ideal for a professional couple or young family.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.			The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		

ENTRANCE HALL

Accessed from the side of the property via a solid wood period style door. The entrance hall is carpeted; with neutral décor; central light pendant; offering wooden paneled doors to living room and to dining room; and a carpeted staircase to the first floor accommodation.

LIVING ROOM

13' 9" x 12' 2" (4.2m x 3.71m)

A bright and spacious living room comprises solid wood floors; neutral décor; double paneled radiator; window to the front aspect; TV and telephone points; cast iron fireplace with tiled hearth; central light pendant; and ample space for soft furniture.

DINING ROOM

13' 7" x 12' 2" (4.15m x 3.71m)

A second large reception room, benefitting from carpeted flooring; neutral décor; central light pendant; double paneled radiator; TV and telephone points; windows to the rear aspect; access to the kitchen via wooden paneled door and to the under stairs storage cupboard.

KITCHEN

9' 0" x 5' 10" (2.75m x 1.80m)

Modern kitchen fitted with matching base and eye level storage units with worktops over; tiled flooring; black metro splash back tiles; central light pendant; double paneled radiator; window to the side with fitted Venetian blinds; wooden door to the side, allowing access to the rear garden; stainless steel sink with chrome mixer tap over; four ring gas hobs with extractor fan over; full sized dishwasher; washing machine; integrated fridge; oven; wooden paneled door to the shower room.



SHOWER ROOM

6' 2" x 3' 3" (1.9m x 1.00m)

Convenient downstairs shower room which is fully tiled floor to ceiling; comprises of low-level WC; wall-mounted hand wash basin; double paneled radiator; extractor fan; window to the side aspect; chrome thermostatic shower system.

MASTER BEDROOM

12' 3" x 12' 4" (3.75m x 3.78m)

Spacious double bedroom features solid wood floors; neutral décor; central light pendant, plus wall mounted spot light; double paneled radiator; sash windows to the rear of the property with fitted Roman blinds and wooden paneled door leading to the bathroom.

BEDROOM TWO

12' 7" x 12' 6" (3.84m x 3.82m)

Another double bedroom comprises of solid wood floors; neutral décor; central light pendant with additional wall-mounted light; double paneled radiator; window to the front aspect and access to a large storage cupboard over the stairs.

BATHROOM

9' 8" x 5' 10" (2.97m x 1.80m)

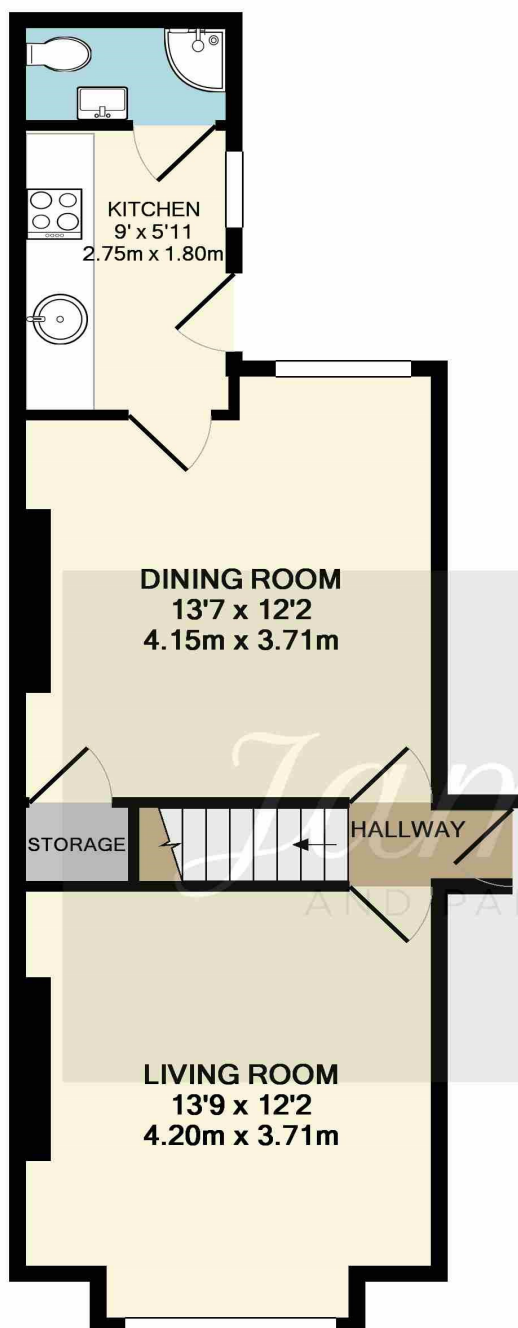
A good-sized bathroom fitted with three-piece white suite comprises of low-level WC; pedestal hand wash basin with splash back tiles over; and paneled bath. This room offers tiled flooring; part-tiled walls; exposed wood beams; double paneled radiator; tower shower cubicle with chrome thermostatic shower system; window to the rear aspect with fitted Venetian blinds.

EXTERNAL

To the front of the property lies a graveled driveway enclosed on oneside by a timber paneled fence and on the other by a hedge. The front drive allows to side access to the property via wooden gate.

To the rear of the property lies a large lawned garden. Ideal for a family with young children or those who enjoy gardening.





GROUND FLOOR
APPROX. FLOOR
AREA 415 SQ.FT.
(38.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 368 SQ.FT.
(34.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 could I move into this property? The property is available immediately. The existing tenant has just vacated and a professional clean will be arranged before the start of a new tenancy.

2. How much is the deposit for this property? The deposit is equivalent to 5 weeks' rent, which is £1500. This will be held in the DPS (deposit protection service).

3. Can I rent this house with my children? Yes, this is a family home, so children are welcome. Due to the fact the property has just two double bedrooms, we would ideally be looking for a family with no more than two children.

4. Can I rent this property with my pet? The property has a good-sized garden and the landlord is open-minded about pets. Provided the pet is full house-trained and has rented with you in the past, we should be able to obtain a pet reference from your previous landlord.

5. How long can I rent this property for? The landlord is ideally looking to rent the property long term and would like a tenant who will settle here and make this their long term home. For this reason the landlord will be looking for an initial rental period of 12 months.

6. How much will I need to earn to rent this property? A credit check will be conducted on the successful applicant to verify they have a good credit history and earn sufficient income to cover the rent and utility costs. The threshold for one working professional is £39,000 pa, if two professionals share the house they would each need to earn £19,500 pa as a minimum.