



## **17 Brackendale, Chester, CH2 4PQ**

**£850 PCM**

A Wilson Estates are delighted to offer To Let this three bedroom semi detached home situated on a quiet cul-de-sac in Elton, Chester. The property offers spacious accommodation and occupies a large plot with good sized gardens and off road parking for several cars.

Located within walking distance of a rail station and minutes from the M56 motorway providing excellent commuting links.

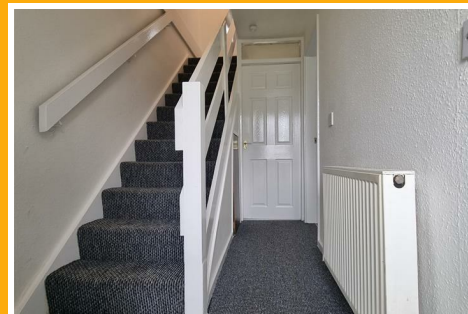
Early viewing is highly recommended. Please call A Wilson Estates on 0161 303 9886 to arrange a viewing appointment.

Briefly the property comprises:~

# 17 Brackendale

Elton, Chester, CH2 4PQ

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## Entrance Hallway

uPVC double glazed door to front elevation. Lighting, radiator, carpet, and under stair storage.

## Open Plan Lounge and Dining Area

uPVC double glazed windows to front and rear elevations. Lighting, radiators, and carpet.

## Kitchen

uPVC double glazed door and window to rear elevation. Fitted wall and base units with coordinating work surfaces. Stainless steel single sink unit with mixer tap. Freestanding electric oven and hob. Part tiled walls, lighting, and vinyl flooring.

## Stairs and Landing

Wooden handrail and bannister. Lighting and carpet.

## Bathroom

uPVC double glazed window to rear elevation. Three piece bathroom suite comprising low-level WC, hand wash basin, and panelled bath with mains fed shower over. Fully tiled walls, heated towel rail, lighting, and tiled flooring.

## Bedroom One

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and loft access.

## Bedroom Two

uPVC double glazed window to rear elevation. Lighting, radiator, and carpet.

## Bedroom Three

uPVC double glazed window to front elevation. Lighting, radiator, carpet, and built in storage cupboard.

## Externally

Driveway parking for up to 4 cars and laid to lawn to the front. At the rear is a patio area with laid to flag stones, a shed, well established trees and bushes, and a laid to lawn.

## Additional Information

Council Tax Band : B

EPC Rating : C

Holding Deposit : £196

STRICTLY NO PETS AND SMOKING POLICIES APPLY

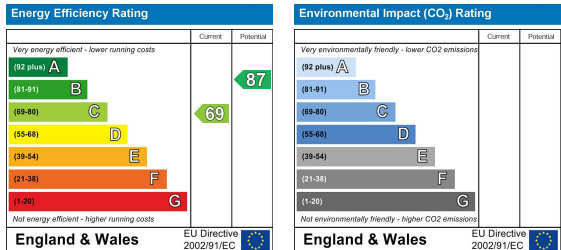






## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.



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