



School Lane, Parkgate, CH64 6SR

£1,200

2 Bedroom 2 Reception 1 Bathroom E

Far Reaching Views of The Welsh Hills and Dee Estuary - Bursting With Character and Charm - An Exciting Addition to The Rental Market

Only very occasionally, a house comes to the rental market that combines charm and character, with the practicalities of modern living as well as Rose Cottage does. Boasting lovely views of the River Dee, the Welsh hills, Rose Cottage tucked away on Mostyn Square ideally located for award winning pubs and restaurants, this residence is retreat from the hustle and bustle of modern life, yet remains within easy reach of local pubs, cafes and restaurants as well as highly renowned Parkgate ice cream shops.

The property has recently been decorated from top to bottom and new carpets laid in the hall and stairs.

In brief, the deceptively spacious accommodation arranged over three floors affords; to the ground floor, entrance hall, living room, open plan kitchen diner. To the first floor, there is the master bedroom and a recently renovated spacious bathroom. To the second floor, there is bedroom two with stunning views over The Welsh Hills.

The property has a pretty and private, low maintenance courtyard with a brick wall boundary, mature shrubs and flowers, gated access via both sides of the property.

Small Pets Considered, No Smokers, Unfurnished, Available Now.

Entrance Hallway

11'11 x 3'00 (3.63m x 0.91m)

Composite front door to hallway, sash window to side elevation, doors to;

Lounge

12'03 x 10'06 (3.73m x 3.20m)

Window to front elevation, central heating radiator, feature fireplace.

Kitchen/Diner

20'04 x 14'03 (6.20m x 4.34m)

An open plan area which has recently been refurbished comprising of a range of shaker style wall and base units with granite work surfaces incorporating Belfast sink, appliance includes are - Rangemaster cooker, dishwasher, fridge, freezer, washing machine. Windows to side and rear elevation, rear door to courtyard, central heating radiator, inset spotlights, stairs to first floor.

First Floor Landing

Sash window to rear, storage cupboard, doors to;

Bedroom 1

14'01 x 11'11 (4.29m x 3.63m)

Window to front aspect, central heating radiator.

Bathroom

10'02 x 7'09 (3.10m x 2.36m)

A spacious bathroom comprising; WC, wash hand basin with vanity unit, bath with shower over, sash window to rear aspect, radiator, storage cupboard housing boiler.

Second Floor

Eaves access - perfect for storage, door to bedroom 2.

Bedroom 2

14'07 x 10'10 (4.45m x 3.30m)

Windows to front aspect with views of the Welsh hills, window to side elevation, Velux window, central heating radiator.

