

TO LET

2 Shropshire Cottages, Eyton, Wrexham, LL13 0SW



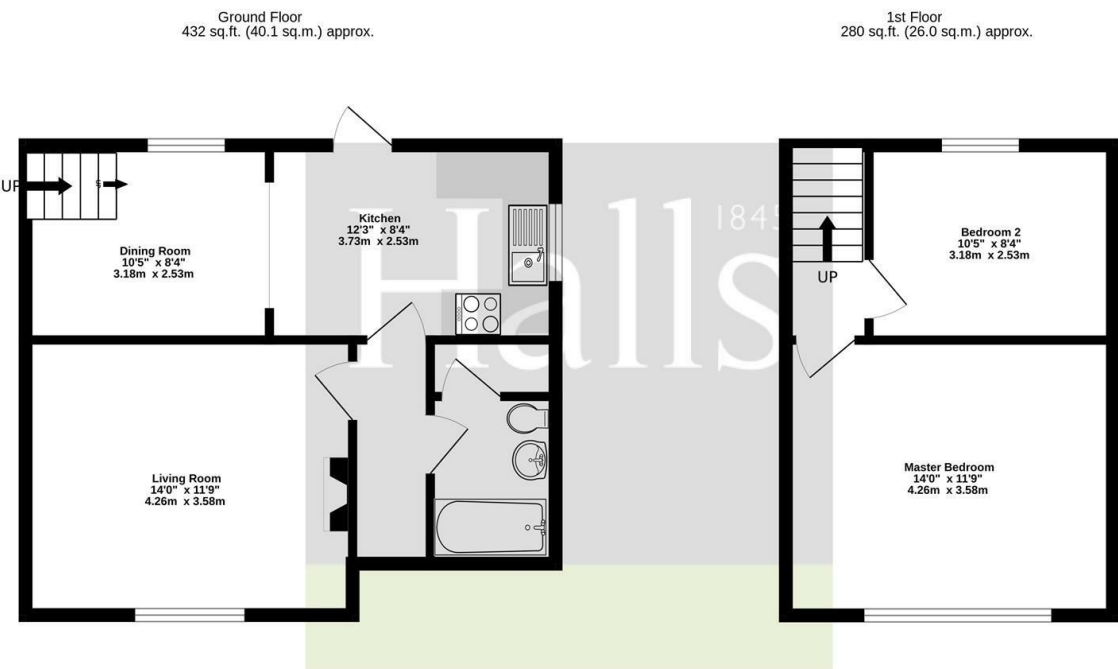
TO LET £550 Per Calendar Month

2 Shropshire Cottages, Eyton, Wrexham, LL13 0SW

\*\*\*ALL AVAILABLE VIEWINGS SLOTS NOW FILLED\*\*\*  
 A two bedroom semi-detached cottage, situated in a convenient location. Available on an initial six month Occupational Contract, with a longer term Contract Holder preferred.

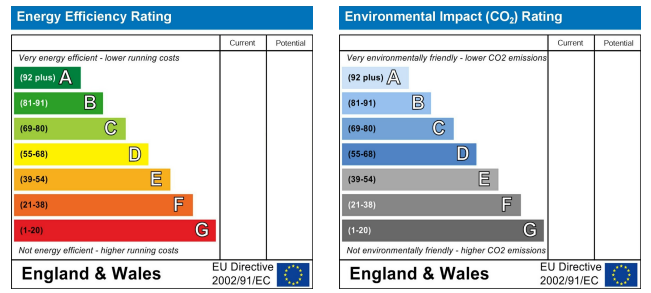


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TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.  
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- Semi-detached Cottage
- Two Bedrooms
- Part Furnished
- Off Road Parking
- Gardens
- Available Immediately

#### DESCRIPTION

Halls are delighted with instructions to offer 2 Shropshire Cottages, Eyton, to let on an initial 6 month Occupational Contract, with a longer term Contract Holder preferred.

2 Shropshire Cottages is a two bedroom semi-detached cottage, situated in a convenient location.

The internal accommodation comprises, on the ground floor, a Sitting Room, a Family Bathroom, Kitchen and Dining Area, together with two first floor Bedrooms.

Outside, the property is complimented by surrounding gardens, off road parking and views over the open countryside to the rear.

The property is situated in an unspoilt rural location in the North Shropshire/Clwyd Borderland. Whilst enjoying this peaceful rural location, it is still in easy motoring of the nearby town of Wrexham (3.5 miles) which has an excellent range of local shopping, recreational and educational facilities and market town of Oswestry (12 miles). The larger centres and County towns of Chester (14 miles) and Shrewsbury (25 miles) are both within easy motoring distance and offer a more comprehensive range of amenities of all kinds. For those wishing to commute, Liverpool and Manchester are easily reached to the North, as well as Telford and West Midlands to the South East.

#### LIVING ROOM

12'1 x 14'0 (3.68m x 4.27m)

#### FAMILY BATHROOM

8'8 x 5'1 (2.64m x 1.55m)

#### KITCHEN

7'6 x 9'1 (2.29m x 2.77m)

#### DINING AREA

7'10 x 10'7 (2.39m x 3.23m)

#### BEDROOM ONE

12'10 x 12'0 (3.91m x 3.66m)

#### BEDROOM TWO

7'10 x 10'5 (2.39m x 3.18m)

#### OUTSIDE

Directly to the rear of the property is a concreted area with the oil tank and lawned area beyond.

To the side of the property there is a further lawned area with a wooden shed.

To the front of the property is a parking area flanked by a lawned garden.

#### TERMS

The property will be offered on an initial six month Occupational Contract, however, longer term Contract Holders are preferred.

#### HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be due upon application.

#### SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS

#### COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

#### LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

