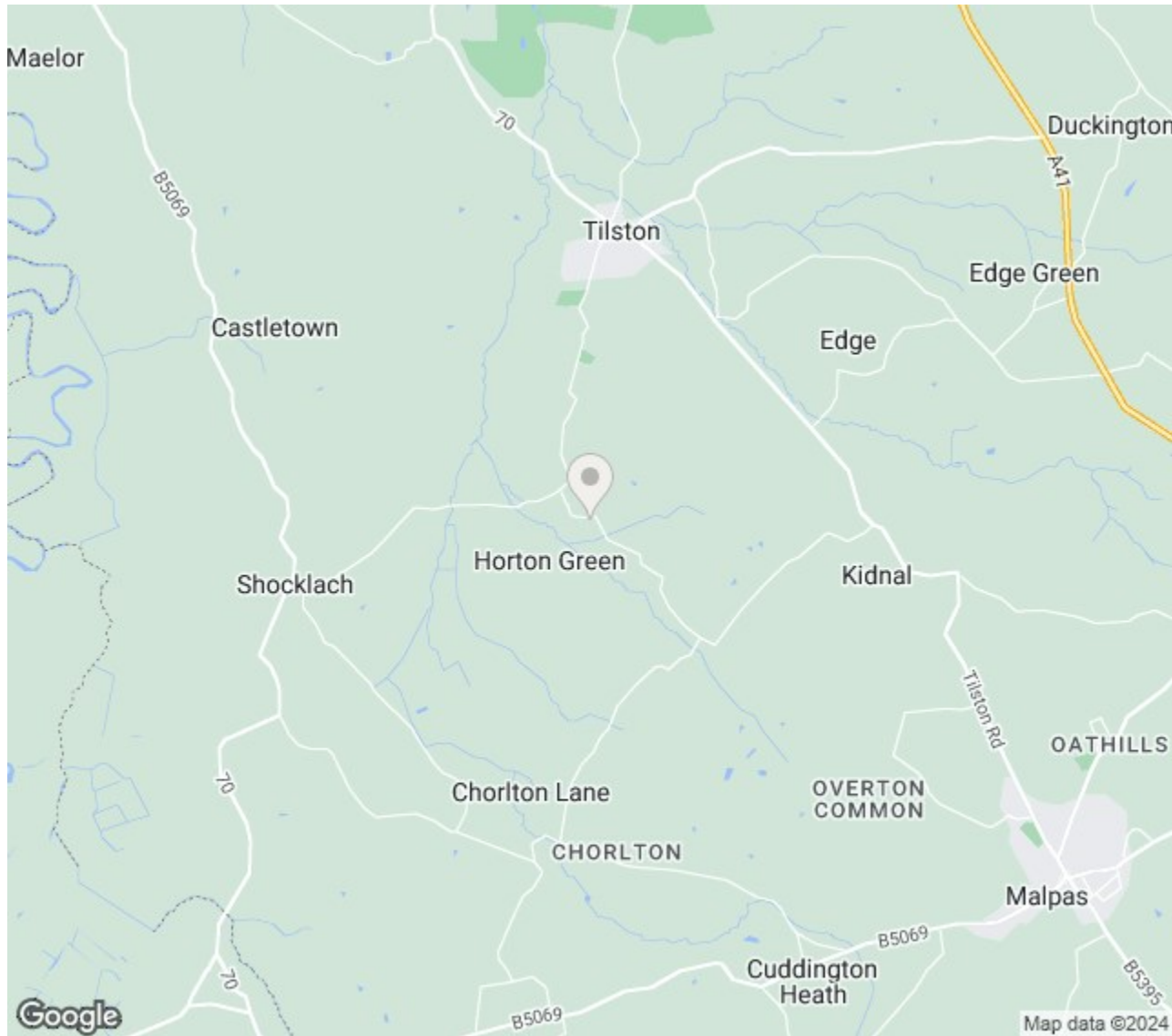


The Firs Horton Green, Tilston, Malpas, SY14 7EX



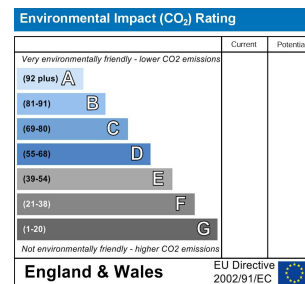
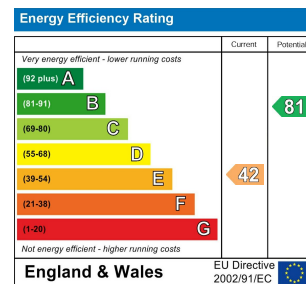
TO LET

£1,200 Per Calendar Month

The Firs Horton Green, Tilston, Malpas, SY14 7EX

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



A characterful country cottage located in a quiet hamlet of Horton Green which is situated a short distance from the picturesque village of Tilston having a local pub, village stores and a primary school. The accommodation briefly comprises of:- Enclosed entrance porch leading into the sitting room with bay window, feature fireplace and inset log burner, living room with bay window, breakfast kitchen situated to the back of the property with kitchen off. There is also a useful rear porch/utility with WC. On the first floor there are three double bedrooms and a family bathroom with airing cupboard. The property benefits from having a large cottage style garden to the front and sides and off road parking.



01948 663 230

Shrewsbury Lettings
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurchlettings@hallsgb.com



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3 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Characterful Detached Cottage**
- **Three Bedrooms**
- **Three Reception Rooms**
- **Large Cottage Style Garden**
- **Rural Location with Views**
- **Newly Decorated Throughout**
- **Newly Fitted Carpets**
- **EPC Band E**

Location

The property is situated in close to the popular village of Tilston, which offers a primary school, and general stores, The Carden Arms public house and a parish Church. The larger neighbouring village of Malpas has good local amenities including shops, restaurants, pubs, primary and secondary schooling. The A41 and A49 provide a convenient link to the M53 and M56.

Accommodation

A characterful country cottage located in a quiet hamlet of Horton Green which is situated a short distance from the picturesque village of Tilston having a local pub, post office and a primary school. The accommodation briefly comprises of:- Enclosed entrance porch leading into the sitting room with bay window, feature fireplace and inset log burner, living room with bay window, breakfast kitchen situated to the back of the property with kitchen off. There is also a useful rear porch/utility with WC. On the first floor there are three double bedrooms and a family bathroom with airing cupboard. The property benefits from having a large cottage style garden to the front and sides, off road parking, oil fired central heating, newly fitted carpets and being newly decorated throughout.

Entrance Porch

Quarry tiled flooring, double glazed window and front door.

Sitting Room

11'10" x 11' (3.61m x 3.35m)

Having feature fireplace with inset 'Clearview' log burner, built-in store cupboard and shelving to the right of the fireplace, bay window to front, exposed ceiling beams, quarry tiled flooring. Staircase off.

Living Room

11'10" x 11'10" (3.61m x 3.61m)

Feature fireplace with tiled hearth (non-operational), bay window to front and side window, wood effect laminate flooring and radiator.

Breakfast Room

13'10" x 9' (4.22m x 2.74m)

Beamed ceiling, radiator, Sheila's maid clothes airer, window overlooking the rear porch and tiled flooring, Door into boiler cupboard housing oil fired central heating boiler.

Kitchen

11'09" x 8'10" (3.58m x 2.69m)

A wide range of oak base and wall units with worktops, stainless steel sink, electric double oven and grill, space and plumbing for dishwasher, window over looking the side garden, tiled flooring, door into the rear porch.

Rear Porch/Utility Area

20' x 8'01" (6.10m x 2.46m)

Having power and lighting, space and plumbing for a washing machine. Windows to rear.

Downstairs WC

Having low level WC and wash hand basin.

Stairs and Landing

Newly fitted carpet and recessed slatted shelving.

Bedroom One

11'08" x 11' (3.56m x 3.35m)

Window to front having far reaching views, newly fitted carpet and radiator.

Bedroom Two

11'10" x 11'10" (3.61m x 3.61m)

Window to front having far reaching views, newly fitted carpet and radiator.

Bedroom Three

Window to front having far reaching views over the Welsh hills, built-in wardrobe with shelving, newly fitted carpet and radiator.

Family Bathroom

Having a white suite comprising panel bath with electric shower over, low level WC, pedestal wash hand basin, window overlooking the rear, radiator and vinyl flooring. Door into the airing cupboard. Door to attic room.

Externally

There is a shared gravel driveway providing plenty of parking. The gardens are a delightful feature of the property, there are several lawned areas, mature fruit trees, herbaceous borders, ornamental hedging, a paved patio area, greenhouse and brick outhouse.

Services

The property has oil fired central heating.

Tenancy Conditions

Rent £1200 pcm

Deposit £1380

First month's rent and deposit in advance

No smokers permitted

Pets may be considered

The property is to be let unfurnished

Council Tax

The property is Council Tax Band F - Cheshire West and Chester Council.

Viewings

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230.