



TO LET

£1,000 Per Calendar Month

1 The Bank Brasseys Contract Road, Malpas, SY14 8LB

A delightful Semi-Detached Cottage situated in a lovely rural location in the quiet hamlet of Edge which is situated a short distance from the picturesque village of Tilston having a local pub, church, village stores and a primary school. The accommodation comprises:- Living Room, Dining Room with open fire, Kitchen, Utility Room and downstairs Cloakroom. To the first floor there are two Bedrooms and a Shower Room. Externally there is a gravel driveway providing parking for several vehicles, gardens to the front and side with fruit trees and a paved patio area to the rear. There is also useful large galvanised outbuilding.



- Semi Detached Cottage
- Situated On The Edge Estate
- Two Bedrooms
- Two Reception Rooms
- Parking For Several Vehicles
- Gardens with Outbuilding
- EPC Band E



2 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

Location

The property is located in Edge which is less than 2 miles from Malpas which is a picturesque English country village, recorded in the Domesday Book, with a fine gothic church (St Oswalds) and buildings in a mixture of architectural styles. It has a good range of shops, pubs and restaurants and Bishops Heber High is a popular secondary school situated on the outskirts of the village.

The City of Chester (12 miles) is one of the north west's leading retail and commercial centres serving a catchment area extending from Manchester to Shrewsbury and covering the whole of North Wales.

Chester also gives access to the motorway network providing a link to other north west and midlands conurbations and to Liverpool and Manchester airports.

Accommodation Comprises

Living room, dining room with open fire, kitchen, utility room and downstairs cloakroom. To the first floor there are two bedrooms and a shower room. Externally there is a gravel driveway providing parking for several vehicles, gardens to the front and side with fruit trees and a paved patio area to the rear. There is also useful large galvanised outbuilding.

Living Room 11'09" max x 11'08" (3.58m max x 3.56m)

Entered through the front door, dual aspect windows overlooking the front and side, feature fireplace (non-operational), door leading to the stairs and radiator.

Dining Room 14'07" x 10'07" (4.45m x 3.23m)

Having three windows allowing plenty of natural light, feature brick fireplace with open grate and radiator.

Door into Pantry having a window and shelving.

Kitchen 12' x 7'11" (3.66m x 2.41m)

Having Shaker style units with matching eye level cupboard, stainless steel sink with swan neck tap, tiled splash back, matching work surface, Lamona ceramic hob, Hotpoint electric oven and grill, extractor fan above, window overlooking the garden, exterior door leading to the paved patio area, radiator and quarry tiled flooring.

Utility Room 9'06" x 5'09" (2.90m x 1.75m)

Having window overlooking the garden, space and plumbing for washing machine, Worcester oil fired boiler and tiled flooring.

Downstairs Cloakroom

Low level WC, radiator and continuation of tiled flooring.

Stairs and Landing

Stairs rising to first floor with two windows.

Bedroom One 11'06" x 11'10" max (3.51m x 3.61m max)

Having original fireplace, dual aspect windows and radiator.

Bedroom Two 10'10" max x 7'05" max (3.30m max x 2.26m max)

Having original fireplace, window to front and radiator.

Shower Room 7'03" x 7' (2.21m x 2.13m)

Comprising corner shower cubicle with mains shower, low level WC, pedestal wash hand basin, window to rear, radiator and vinyl flooring.

Externally

The property is approached over a gravel driveway providing parking for several vehicles, the are gardens to the front and side of the property. There is a paved patio area and fruit trees.

Services

There is mains electricity and water connected. The property is heated by an oil fired boiler.

Tenancy Conditions

Rent £1000 pcm

Deposit £1153

First month's rent and deposit in advance

No smokers permitted

Pets may be considered

The property is to be let on an unfurnished basis

Council Tax

The property is Council Tax Band B - The local authority is Cheshire West and Chester Council.

Viewing Request

Please contact Halls, Whitchurch office on 01948 663230.

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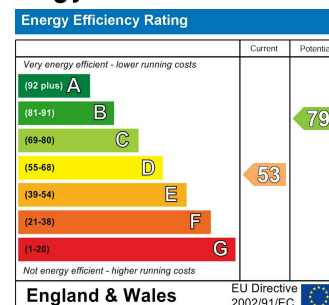
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Energy Performance Ratings



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