

**TO LET**

£795 Per Calendar Month

Cobblestones Threapwood, Malpas, SY14 7AL

An attractive well presented two Bedroom Cottage set in a delightful rural location in the village of Threapwood. The accommodation comprises Entrance Hall, Kitchen/Diner, Sitting Room, second Reception Room/Bedroom, Shower Room. On the First Floor there is a spacious Bedroom with fitted wardrobes and Bathroom. Externally there is a small rear court yard and allocated parking for 2 vehicles. The property is warmed by oil fired central heating and has double glazed windows.



- Period Terraced Cottage
- Two Double Bedrooms
- Village Location
- Living Room, Breakfast Kitchen
- Bathroom & Shower Room
- Allocated parking

LOCATION

Cobblestones is located in the village of Threapwood which is 3 miles from Malpas. In Threapwood there is a local shop and post office. The village of Malpas offers a wide range of local shops, pubs and restaurants. There is a junior and secondary school within Malpas and excellent road links to Chester, Whitchurch, Wrexham and larger cities of Manchester and Liverpool.

ENTRANCE HALL

Door from the rear opens into the hall which has a tiled floor and door into cloaks cupboard.

SHOWER ROOM

Comprising enclosed shower cubicle with electric shower, fully tiled walls, pedestal wash hand basin, low level WC, window to rear, extractor fan and radiator.

INNER HALL

With beamed ceiling, radiator, oil fired central heating boiler, window to rear and wooden flooring.

SITTING ROOM 14'11" x 14'6" max (4.55 x 4.42 max)

Having beamed ceiling, feature fireplace with wooden surround, electric effect log burner and shelving to alcoves, window to front, external door to front, 2 radiators and laminate flooring.

KITCHEN DINER 11'10" x 8'11" (3.61 x 2.72)

Fitted with a range of wood effect base and wall mounted units, work top surfaces, 1 ½ bowl stainless steel sink unit with swan neck tap, tiled splash back, electric oven and grill, ceramic hob, washing machine, integrated fridge, window to front, radiator and vinyl flooring.



1 Reception Room/s



2 Bedroom/s



2 Bath/ shower room/s

BEDROOM TWO / STUDY 12'2" x 7'10" (3.71 x 2.39)

Window to rear, radiator and wooden flooring.

STAIRS AND LANDING

Window to rear, small storage cupboard.

BEDROOM ONE 12'2" x 10'10" (3.71 x 3.30)

Spacious bedroom having extensive fitted wardrobes, window to front and 2 radiators.

BATHROOM

Fitted with a white suite comprising panel bath with electric shower, pedestal wash hand basin, low level WC, window to rear, wall mounted mirrored cabinet, laminate flooring and tiled walls. Door into airing cupboard housing hot water tank.

EXTERNALLY

There is a small court yard area situated immediately to the rear of the property and two allocated parking spaces.

DIRECTIONS

From Whitchurch drive out on the A41 and at Grindley Brook turn left by the Horse and Jockey pub. Follow the road towards Malpas as you enter Malpas turn left into Church Street and continue through Cuddington and follow the road until you reach Threapwood. Cobblestones is situated just past the village post office at the T junction on the right hand side.

COUNCIL TAX

Council tax band B. Cheshire West and Chester Council.

CONDITIONS

Rent £795 PCM

Deposit £917

First month's rent and deposit in advance

Sorry no smokers

Please note the property is not suitable for children or pets.

VIEWING ARRANGEMENTS

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

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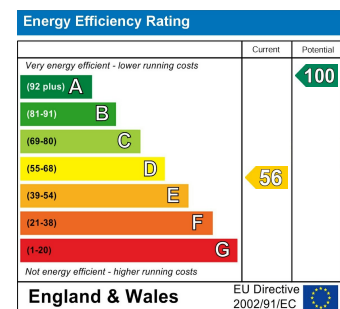
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Energy Performance Ratings



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