



### **To Let - Pear Tree Cottage Hawthorne Road, Frodsham, Cheshire WA6 7NP £650 Pcm - For 12 Month Lease**

**\*\* PROPERTY NOW LET\*\***

2 bedroomed detached house within walking distance of Frodsham town centre. Car parking space and rear garden. Available for a 12 month lease. No smokers . No Pets. References will be applied for. Please note available mid April.

**Hall**

Stairs to first floor and landing.

**Cloakroom**

WC and wash hand basin.

**Living Room**

11'6" x 9'4" (3.51m x 2.84m)

French doors to rear garden.

**Kitchen**

11'0" x 6'3" (3.35m x 1.91m)

(Narrowing to 4'5"). Sink unit, base units and wall cupboards. Hob, oven and washing machine.

**First Floor Landing**

**Bedroom 1**

11'5" x 9'4" (3.48m x 2.84m)

**Bedroom 2**

11'5" x 7'3" (3.48m x 2.21m)

**Bathroom**

Three piece suite with electric shower.

**Directions**

From the centre of Frodsham at the traffic lights by the Bears Paw, travel east along High Street for about 150 yards and turn left into Ship Street. Turn left into Hawthorne Road, follow the road round the right hand bend and the property is situated on the right.

**Please Note**

Rent - £650 pcm

Deposit - £650

Council Tax - Band C

On instructions of the landlord, strictly no pets, smokers

References will be applied for.



We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to the compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavour to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact our Office who registered the property and we will be pleased to confirm the position for you.