



TO LET

£675 Per Calendar Month

1 Mount View Cottages, Malpas, Cheshire, SY14 7EJ

\*\*\*UNDER APPLICATION\*\*\* A period End Terrace Cottage situated on the outskirts of Malpas village. The accommodation comprises of Breakfast Kitchen, Living Room with 'Clearview' log burner, double Bedroom, single Bedroom/Dressing Room and Bathroom. To the rear there is a low maintenance court yard garden and a parking area. The property benefits from having double glazing and gas central heating.



- Characterful Cottage
- End Terrace
- Two Bedrooms
- Off Road Parking & Court Yard
- Open Views
- Village Location



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s



\*\*\*ALL VIEWING SLOTS FILLED\*\*\*

#### LOCATION

Malpas is a busy and well regarded popular village in south Cheshire, it enjoys the benefits of several very good schools, restaurants, pubs, doctors and a selection of local shops.

#### ACCOMMODATION

##### LIVING ROOM 12'9" x 12'3" (3.89 x 3.73)

Having feature brick fireplace with tiled hearth and 'Clearview' log burner, shelving in alcove. Dual aspect windows to front and side elevation and exposed beams.

##### KITCHEN 12'3" x 11'3" (3.73 x 3.43)

Fitted with cream gloss base units and matching eye level cupboards, stainless steel one and a half sink and drainer, gas hob, electric oven, space for washing machine, under counter fridge and freezer, wall mounted gas boiler, exposed beams to ceiling, exterior door and window overlooking the court yard, quarry tiled flooring. Staircase off.

##### STAIRS AND LANDING

Access to loft space.

##### BEDROOM ONE 12'10" x 12'3" max (3.91 x 3.73 max)

Dual aspect windows to front and side elevation with open country views and wardrobe with mirrored sliding doors.

##### BEDROOM TWO/DRESSING ROOM 8'4" max x 6'8" (2.54 max x 2.03)

Window to rear.

##### BATHROOM

Having a white suite comprising bath with mixer shower over and tiled surround, low level WC and pedestal wash hand basin. Chrome heated towel rail, mirrored cabinet, window to rear and tiled flooring.

##### EXTERIOR

To the rear is a low maintenance court yard garden, which has steps to a raised patio area, garden shed and log store. There is also off road parking.

##### DIRECTIONS

From the Cross in the centre of Malpas village proceed up Church Street and continue onto Wrexham Road. The property will be on the left hand side identified by our To Let board.

##### COUNCIL TAX

Council tax band C. Cheshire West and Chester Council.

##### SERVICES

Mains gas, electricity and water are connected.

##### CONDITIONS

First month's rent £675 and deposit £775 to be paid in advance

Sorry no smokers

Sorry no pets

To be let on an unfurnished basis

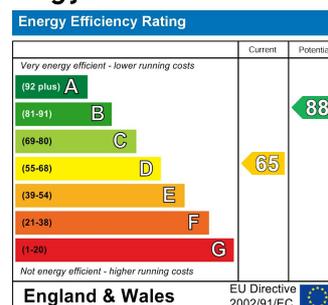
##### VIEWING ARRANGEMENTS

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

**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.

## Energy Performance Ratings



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