



**Station Road, Parkgate, CH64 6QJ**  
**£1,000 PCM**

 2 Bedroom  1 Reception  1 Bathroom  D

\*\*\* High Specification - Furnished As Shown - Available Now \*\*\*

Hewitt Adams is delighted to offer to let this exceptional two-bedroom terraced property located on Station Road in the highly sought-after area of Parkgate.

Finished to the highest of standards throughout, the property is offered to the rental market on a fully furnished basis, with all items shown in the photographs included.

This is a rare opportunity to rent a home of such quality and specification in an unrivalled location.

The accommodation briefly comprises a stylish open-plan lounge and kitchen, two bedrooms and a modern bathroom.

Externally, the property benefits from on-street parking and an enclosed rear yard.

Available Now, No Pets or Smokers

### Entrance

uPVC door to the open plan Kitchen / Lounge

### Kitchen / Lounge

18'10" x 11'8" (5.74m x 3.56m)

The kitchen forms part of an incredible open-plan living space, featuring a window to the front elevation that offers fabulous views across Parkgate Cricket Club, along with a further window and a UPVC door to the rear elevation.

The room benefits from laminate flooring and two radiators, creating a bright and comfortable living area.

The kitchen is fitted with a range of wall and base units complemented by quartz worktops and upstands, and includes a gas hob, inset sink and drainer with mixer tap, and a wall-mounted concealed boiler.

A washing machine, wall mounted TV and a tall freestanding fridge freezer are included within the tenancy; however, these appliances will not be maintained or replaced by the landlord should they cease to function.

The staircase that leads to the first floor accommodation also has handy build in storage beneath.

### Bedroom 1

10'2" x 8'0" (3.10m x 2.44m)

Window to the front elevation, radiator, built in cupboards.

### Bedroom 2

8'10" x 4'10" (2.69m x 1.47m)

Window to the front elevation, radiator, built in cupboards.

The room would fit a single bed or would make an ideal dressing room or study.

### Bathroom

The bathroom is an impressive and spacious modern suite, comprising a WC, a panel bath with glass screen and mixer tap with shower attachment, wash basin with mixer tap, wall-mounted vanity unit with mirror.

Additional features include a heated towel rail, extractor

fan, laminate flooring and partially tiled walls, creating a stylish and contemporary finish throughout.

### Externally - Front Elevation

On street unallocated Parking.

### Externally - Rear Elevation

An enclosed rear Yard with fenced and gated boundaries.

