



## Church Road, Chester CH4 9NH

### £1,100 Per Month

Available TO RENT is this two-bedroom semi-detached property located in the village of Duddleston.

The ground floor comprises an entrance hall, living room, kitchen/dining room, conservatory, side porch and downstairs WC. The layout provides practical and flexible living space suitable for a range of tenants. To the first floor are two double bedrooms and a family bathroom, accessed from the central landing. To the front of the property there is a lawned garden and a driveway providing off-road parking for multiple vehicles. The rear garden includes lawn, established shrubs and trees, and vegetable planting areas. There is also access to a garden store located at the rear of the garage. Duddleston is a village approximately 5 miles south-west of Chester and within easy reach of Wrexham. The property benefits from access to local amenities within the village and surrounding area.

There are road links via the A483 providing connections to Chester, Wrexham and the wider North West and North Wales road networks. This property offers practical accommodation in a well-connected village location.

- TWO BEDROOM SEMI-DETACHED HOME FOR RENT
- LIVING ROOM
- CONSERVATORY
- DOUBLE BEDROOMS
- DRIVEWAY AND GARDENS TO FRONT AND REAR
- ENTRANCE HALL AND SIDE PORCH
- KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- LET UNFURNISHED
- SOUGHT AFTER VILLAGE LOCATION OF DODLESTON



## Entrance Hall

Composite door leads into entrance hallway with stairs to first floor, carpet flooring, ceiling light point, panelled radiator and door into living room.

## Living Room

UPVC double glazed bay window to the front elevation. Carpet flooring, two panelled radiator and ceiling light point.

## Kitchen/Dining

The kitchen houses a range of wall, drawer and base units with complimentary work-surface over. Integrated appliances include oven, gas hob. Space for fridge freezer and washing machine. Composite sink unit with mixer tap, space for dining table, panelled radiator, two ceiling light points, vinyl flooring, uPVC double glazed window to the rear and doors into side porch and conservatory.

## Conservatory

Part brick built with triple aspect views of the garden area. Vinyl flooring, power sockets, wall light and French doors to garden area.

## Side Porch

Side access into property, two uPVC double glazed windows to the side elevation, vinyl flooring, under-stairs storage area, panelled radiator and sliding door into downstairs WC.

## Downstairs WC

UPVC double glazed frosted window to the rear elevation. Two piece suite comprising low-level WC and wash hand basin. Wall mounted combination boiler, ceiling light point, part tiled walls and vinyl flooring.

## Landing Area

UPVC double glazed window to the side elevation. Carpet flooring, ceiling light point, doors to bedrooms and bathroom.

## Bedroom One

UPVC double glazed window to the front elevation. Fitted with built in wardrobes, carpet flooring, ceiling light point and panelled radiator. Door into storage cupboard with light and window to front.

## Bedroom Two

UPVC double glazed window to the rear elevation. Ceiling light point, two wall lights, carpet flooring and panelled radiator.

## Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath with shower over. Vinyl flooring, extractor, ceiling light point, heated towel rail and uPVC double glazed window to rear.

## Outside

A particular feature of the home with pleasant gardens to both the front and rear with established shrubberies and trees. A driveway provides off-road parking for multiple vehicles. To there rear there is a pleasant vegetable growing area and access to a garden store to the rear of the garage. There are countryside views to the rear.

## Additional Information

Please note the property has been fully re-wired recently. The landlords will be retaining use of 2/3 of the garage throughout the rental period however the tenant has access to a storage area to the rear.

## Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify



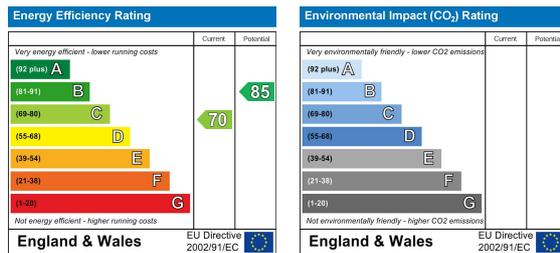
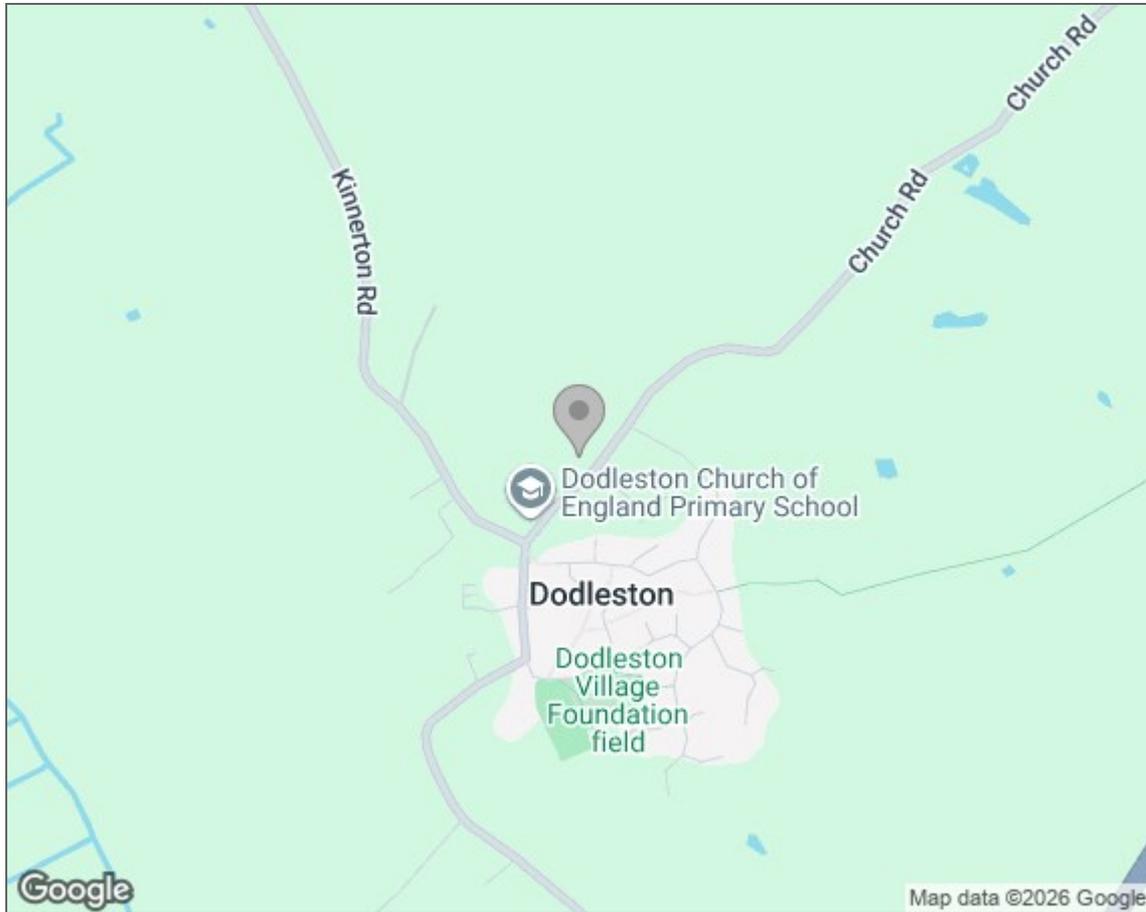
that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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