

TO LET

£700 Per Calendar Month

28 Barnston Court, Farndon, Chester, CH3 6PQ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

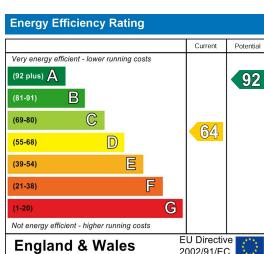


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Energy Performance Rating



CLOSE FOR VIEWINGS

An extremely well presented 2 bedroom mid terrace house with easily maintained enclosed rear gardens and parking in the popular Cheshire village of Farndon. Available To Let on an initial 6 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.



2 Reception
Room/s

2 Bedroom/s

1 Bath/Shower
Room/s

- Available Now
- Gas Central Heating
- Parking Available
- Tax Band C
- 2 Bedrooms
- Close To Popular Town of Chester

DESCRIPTION

Halls are favoured to offer 28 Barnston Court, Farndon, To Let on an initial 6 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.

28 Barnston Court is an extremely well presented 2 bedroom mid terrace house with easily maintained enclosed rear gardens and parking in the popular Cheshire village of Farndon.

The internal accommodation, comprises, on the ground floor a Lounge, Kitchen and Conservatory together with 2 first floor Bedrooms and a Bathroom.

Outside, the property has an enclosed rear garden which has been designed with lack of gardening and ease of maintenance in mind, with a gate opening out to the rear parking area.

AGENT NOTE

Photos taken prior tenancy and EPC will be provided before tenancy.

SITUATION

28 Barnston Court is situated in the Cheshire village of Farndon which provides good road accesses to Wrexham (7 miles) and Whitchurch (15 miles), both of which, have an excellent range of local shopping, recreational and educational facilities and is, also, within 9 miles of the county town of Chester, which has a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

A wooden front entrance door opening in to the:

LOUNGE

14'9" x 11'9"

With wooden flooring, window to front elevation, feature fireplace, radiator, door opening in to a storage cupboard housing the oil fired boiler, carpeted stairs to first floor and a door opening in to the:

KITCHEN

11'10" x 7'7"

With laminate flooring, double glazed window in to the Conservatory, Belfast sink (H&C) with roll topped work surfaces to either side, base units below incorporating cupboards and drawers, matching eye level cupboards, a further range of roll topped work surfaces with cupboards below and matching eye level cupboards over, extensively tiled walls, a Hotpoint electric oven with hob and Candy extractor hood, radiator and a door opening in to the:

CONSERVATORY

With a continuation of the laminate flooring, double glazed double opening doors opening out to the rear garden, radiator.

The carpeted stairs rise from the Lounge up a:

FIRST FLOOR LANDING

With doors opening in to:

BEDROOM 1

11'9" x 11'8"

With fitted carpet, radiator, window to front elevation.

BEDROOM 2

10'9" x 5'5"

With fitted carpet, window to rear elevation overlooking the rear garden, radiator.

BATHROOM

With a fitted carpet, low flush WC, wash hand basin (H&C), panelled bath (H&C) with shower over, extensively tiled walls, heated towel rail and a window to rear elevation.

OUTSIDE

The property has an enclosed rear garden which has been designed with lack of gardening and ease of maintenance in mind, with a gate opening out to the rear parking area.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

LOCAL AUTHORITY

Cheshire West and Chester Council, Nicholas Street, Chester, CH1 2NP. Tel. 0300 1238 123.

COUNCIL TAX

The property is in Band 'C' on the Cheshire West and Chester Council Register.

HOLDING DEPOSIT

A holding deposit equal to one weeks rent will be required upon application of the property and initial acceptance from the Landlord.

Please note: This is non refundable if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). All applications are sent to the landlord for their approval before deposits are taken.

DEPOSIT

A security deposit of 5 weeks rent will be required to be held by the DPS.

VIEWINGS

By appointment through Halls, 20 Church Street, Oswestry, SY11 2SP, Tel: 01691 670 320. Email: oswestylettings@hallsgb.com