



3 Toll Bar Road, Chester, Cheshire, CH3 5QU

**£1,050 pcm**



A traditional semi-detached house, situated on the edge of the village with easy access to the A49 and A55 and the city centre. The property is offered in excellent decorative order and features PVCu double glazing and gas central heating. The accommodation comprises: Entrance hall, cloakroom/Wc, two reception rooms, kitchen breakfast room, first floor landing, three bedrooms and bathroom. Externally there are front and rear gardens along with a driveway for off road parking. Immediately available, restrictions apply.

## GROUND FLOOR

### ENTRANCE HALL

Staircase to first floor landing.

### CLOAKROOM/WC

1.80m x 0.88m (5' 11" x 2' 11") and 0.83m x 0.83m (2' 9" x 2' 9")

Fitted with a modern, two piece suite.

### LOUNGE

3.61m x 4.43m into bay (11' 10" x 14' 6")

Bay window to front. Electric fire

### DINING ROOM

3.66m x 3.91m (12' 0" x 12' 10")

Bay window to side.

### KITCHEN BREAKFAST ROOM

4.48m x 3.05m (14' 8" x 10' 0")

Modern fitted kitchen units. Integrated fridge/freezer, dishwasher and washing machine. Built-in electric oven and ceramic hob.

Door to back garden.

## FIRST FLOOR

### LANDING

2.85m x 3.05m (9' 4" x 10' 0") and 2.11m x 0.87m (6' 11" x 2' 10")

A very spacious landing with aspect to side and rear.

### BEDROOM 1

3.66m x 4.43m (12' 0" x 14' 6")

Front aspect.

### BEDROOM 2

3.61m x 3.60m (11' 10" x 11' 10")

Front and side aspect.

### BEDROOM 3

2.30m x 3.05m (7' 7" x 10' 0")

Rear aspect.

### BATHROOM

2.01m x 2.08m (6' 7" x 6' 10")

Fitted with a modern three piece suite with shower over bath.

## EXTERNAL

### GARDENS & DRIVEWAY

Lawned front garden set behind a low brick wall and mature hedge. Gravelled driveway with parking for at least two cars.

Enclosed rear garden with lawn and patio areas. Garden shed.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements quoted are approximate. We are unable to confirm the working order of any fixtures and fittings including appliances that are included in these particulars. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

### Ground Floor

Approx. 52.2 sq. metres (561.9 sq. feet)



### First Floor

Approx. 51.1 sq. metres (550.3 sq. feet)



Total area: approx. 103.3 sq. metres (1112.3 sq. feet)

This plan is included as a service to our customers and is intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not energy efficient - higher running costs	
40	57
EU Directive 2002/91/EC	
England, Wales & N.Ireland	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 to 100) <b>A</b>	
(81 to 91) <b>B</b>	
(69 to 80) <b>C</b>	
(55 to 68) <b>D</b>	
(39 to 54) <b>E</b>	
(21 to 38) <b>F</b>	
(1 to 20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
36	52
EU Directive 2002/91/EC	
England, Wales & N.Ireland	



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