

# Town & Country

Estate & Letting Agents

Eaton Road, Handbridge

£850 Per Calendar Month



This partially furnished, Victorian end terraced property benefits from gas central heating and offers spacious accommodation throughout comprising an entrance hall, living room, kitchen and two double bedrooms both with en-suite facilities.

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## LOCATION

Eaton road is in an idyllic situation, being within walking distance of the city centre and Handbridge's amenities. Handbridge is a great example of an urban village with a great range of independent shopping including an award-winning butchers, fruit & veg, delicatessen, public houses, restaurant and eateries. The beauty of Handbridge is that it is only a short walk over the historic Old Dee Bridge into the city centre, with easy access also being enjoyed to the Chester Business Park and A55 southerly by pass leading to the motorway network.

## ENTRANCE HALL

A glazed panelled front door opens to laminate flooring, a radiator, stairs off rising to first floor.

## LIVING ROOM

14'8" x 12'10"

Having two windows with secondary glazing one to the front and one to the side elevation, wood burning stove, radiator, TV point, phone point

## KITCHEN

13'10" x 10'6" max

Fitted with a range of wall, drawer and base units with work surfaces housing an inset sink with mixer tap and drainer, integrated electric oven with electric hobs inset and stainless steel cooker hood over, integrated washer/dryer, integrated fridge with freezer compartment, under stairs storage cupboard, separate store cupboard housing the Worcester gas central heating boiler, recessed spotlights, laminate flooring, window with obscured pane and secondary glazing to the rear elevation.

## FIRST FLOOR LANDING

## BEDROOM ONE

13'10" x 10'4"

Having a built in wardrobe, a secondary glazed window to the rear elevation, radiator and throughway to the en-suite.

## EN-SUITE SHOWER ROOM

Installed with a with low level WC, wash hand basin, shower cubicle, window, laminate flooring.

## BEDROOM TWO

13'10" x 9'6"

With A secondary glazed window to the front elevation, radiator, TV point, built in wardrobe, door to en-suite.

## EN-SUITE SHOWER ROOM.

With a corner shower enclosure, a low level WC, wash hand basin and radiator with a heated rail.

## EXTERNALLY

The tenants of the property have no access to the rear garden however are able sit out out in the front garden. A parking space is available for one car to the side of the stone wall as pictured.

## SERVICES

The agents have not tested the appliances listed in the particulars.  
Council Tax Band C

## TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester I.E.A.  
On 01244 403900.



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. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	