



## 20 FIELDWAY, CHESTER

£1,850 PCM

### PROPERTY FEATURES

- UNIQUE FEATURES INCLUDING A RISE PLATE ROOM WITH OPEN-PLAN LAYOUT
- DOWNSTAIRS WC
- THREE BEDROOMS TWO RECEIPT ROOMS PLAN
- SEPARATE UTILITY ROOM AND OFFICE SPACE
- AVAILABLE EARLY JULY

# 20 FIELDWAY, CHESTER, CH2 3QR



## FULL DESCRIPTION

We are pleased to present this semi-detached property, available to let early July. The property is neutrally decorated, offering a clean and versatile backdrop to accommodate your personal style. With its unique features including a fireplace, open-plan layout, garage, parking, and garden, this property offers a comprehensive package of comfort, functionality, and luxury.

The property boasts three bedrooms, two reception rooms, a large bathroom, a modern, open-plan kitchen and a downstairs WC.

The master bedroom is spacious with an abundance of natural light, as is the second double bedroom. The third bedroom is a comfortable single room, ideal for a child's bedroom.

The bathroom is generously sized, featuring a rain shower and heated towel rail for an added touch of luxury. There is also a convenient downstairs toilet for guests. The open-plan kitchen is equipped with modern appliances and includes a utility room and study. The natural light and dining space make it a comfortable area for family meals.

The property also includes a two reception room. The first offers a lovely garden view with access to the

garden, perfect for summer gatherings. The second separate reception room boasts large windows and high ceilings, creating a sense of openness and tranquillity.

The location of this property is a definite advantage, with public transport links, schools, local amenities, and green spaces all within a short distance, only a short walk into Hoole.

This quiet and peaceful urban area is home to a strong local community, and with parks nearby, it is ideal for families and couples.

With its blend of space, comfort, and convenience, this property is not to be missed.

# 20 FIELDWAY, CHESTER, CH2 3QR



## **Council Tax:**

Band

## **Local Authority:**

Cheshire West and Chester Council

# 20 FIELDWAY, CHESTER, CH2 3QR



**Total Floor Area:**

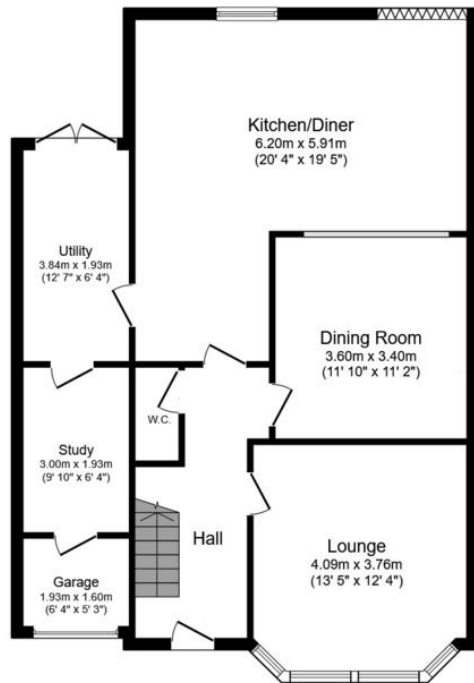
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**Viewings:**

By prior appointment with the agent

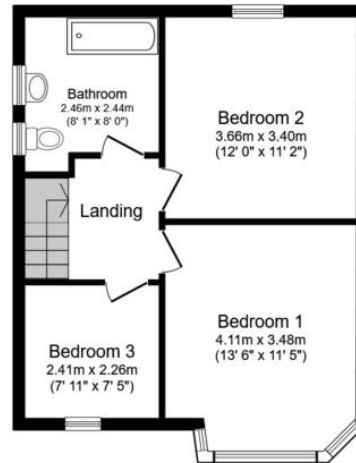
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Ground Floor

Floor area 86.9 m<sup>2</sup> (935 sq.ft.)



First Floor

Floor area 45.2 m<sup>2</sup> (487 sq.ft.)

TOTAL: 132.1 m<sup>2</sup> (1,422 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements