



## Viking Court, Sealand, Deeside

£770 PCM

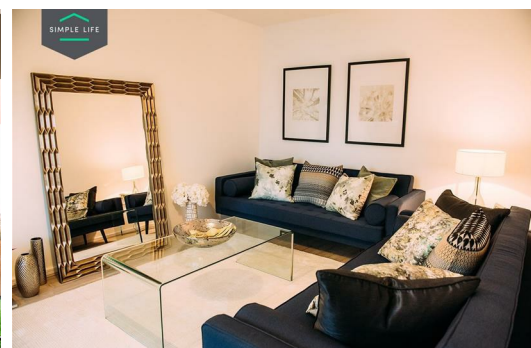
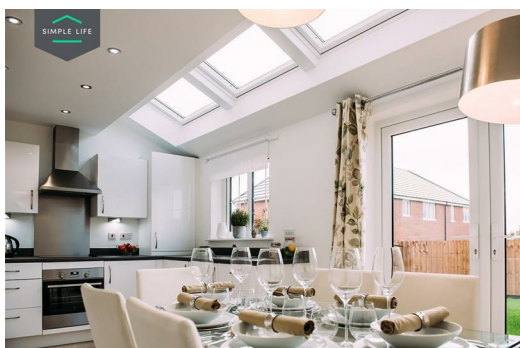
Located 1 mile away from the town of Queensferry, Deeside. Dutton Fields is our wonderful new development of 2, 3 and 4 bedroom properties exclusively to rent.

The Ellesmere is a stunning home built with your needs in mind. Downstairs, there is a generous living room, hallway and WC. The rear of the property has a magnificent living/kitchen area with a range of contemporary fitted units with integrated appliances. The room has French windows opening onto and overlooking the rear garden as well as a series of skylights which flood the room with light – an ideal space for both family time and entertaining. Upstairs there is a spacious family bathroom complete with a bath and shower, a master bedroom with fitted, mirrored wardrobes and two further well-proportioned bedrooms. At the top of the stairs you will also find a handy store cupboard.

We have the commuters covered with a bus stop at the entrance to the development providing a 14 minute direct journey to Chester City Centre, there is also easy access to the M56 Motorway which provides a direct link to Manchester. And when it's time to travel internationally you have Liverpool John Lennon airport, 33 minutes by car as well as Manchester Airport which is 35 minutes by car.

Dutton Fields is located close to Deeside Industrial Park, Deeside Industrial estate and the headquarters of Tata Steel, providing employment opportunities whilst the nearby town of Deeside has a range of local shopping facilities including a Spar local and a large Asda Superstore. If green space is what you require you can enjoy the 160 acre Wepre country park just 3 km away where you can also visit the historic tourist destination of Ewloe Park and a national cycle route runs around the perimeter of the development providing good access to Hawarden Bridge railway station.

Your education needs are met as there are both primary and secondary schools in the immediate vicinity. To access the site use the post code – CH5 2RD



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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Good	Poor	Very environmentally friendly - lower CO <sub>2</sub> emissions	Good	Poor
92-100 A			10-49 A		
81-91 B			50-59 B		
70-80 C			60-69 C		
59-69 D			70-79 D		
49-58 E			80-89 E		
39-48 F			90-99 F		
29-38 G			100-109 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		