



Well Presented Mature Semi-Detached House

Good Sized Rear Garden

Single Garage Available By Separate Negotiation

3 Bedrooms (1 En-Suite)

Parking In Driveway

Scope For Further Improvement

35 Alkington Gardens
Whitchurch SY13 1TQ

Offers Over £195,000



It's hard to believe that in Alkington Gardens you are so close to the centre of town!

Pleasantly tucked away in a cul-de-sac, this lovely property whilst being extremely neat, clean and tidy, still provides scope for modernisation and improvement in order to realise its full potential. A buyer could move in straightaway, although it is likely that they will ultimately want to re-fit the kitchen and bathroom in the fullness of time.

What appears to be a good, solid property, this mature semi-detached house is likely to appeal to first time buyers, as well as families. Compared to most new build properties, this plot is large, with enough space at the front to park a car off the road in the driveway and there is a good-sized rear garden with neatly tended well stocked borders plus a paved patio, all enclosed for the safety of children and pets.

Inside, the main bedroom even has its own (small) en-suite shower room and windows to two aspects. There are 2 other evenly proportioned bedrooms.

The property is offered with the benefit of having NO ONWARD CHAIN.

Viewing: If you would like to arrange an appointment to view this property, or require further information, please contact the office on 01948 665566

The details are set out for guidance purposes only and do not form part of a Contract or Offer. The Agent has not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Some photographs have been taken with a wide-angled lens. Floorplans are provided to give an overall impression of the accommodation offered by the property. They are not a true, scaled and precise representation. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. No person in the employment of AJ Reid Ltd has an authority to make any representation or warranty in relation to this property.



GROUND FLOOR

Enclosed Entrance Porch 5' 7" x 4' 0" (1.70m x 1.22m)

Entrance Hall 9' 11" x 5' 11" (3.02m x 1.80m)
Radiator and staircase to first floor with storage cupboard below.

Cloakroom 6' 0" x 3' 3" (1.83m x 0.99m)
Wash hand basin and low level WC.

Through Lounge 15' 11" x 10' 10" (4.85m x 3.30m)
Brick fireplace extending to TV plinth, corniced ceiling, radiator and double glazed sliding patio doors leading to rear garden.

Kitchen 14' 6" x 9' 7" (4.42m x 2.92m)
Sink and drainer inset in working surfaces with drawers, cupboards, storage and plumbing for washing machine below, wall cupboards, 4 ring gas hob with electric oven and grill below and illuminated extractor hood above, Ideal wall mounted gas central heating boiler, part tiled walls, radiator and built-in cupboard.

Enclosed Side Porch 13' 8" x 4' 9" (4.16m x 1.45m)
Light, power and connecting doors to front and rear of property.

FIRST FLOOR

Landing 10' 10" x 2' 10" (3.30m x 0.86m)
Loft hatch.

Bedroom 1 12' 5" x 9' 6" (3.78m x 2.89m)
Radiator and airing cupboard having insulated hot water cylinder and immersion heater. Louvre double doors lead to: -

En-Suite Shower Room 4' 9" x 3' 0" (1.45m x 0.91m)
Shower cubicle with mains mixer shower unit and wash hand basin, fully tiled walls and radiator.

Bedroom 2 8' 8" x 7' 8" (2.64m x 2.34m)
Radiator.

Bedroom 3 8' 8" x 7' 11" (2.64m x 2.41m)
Radiator.

Family Bathroom 7' 4" x 5' 6" (2.23m x 1.68m)
Panelled bath, pedestal wash hand basin and close coupled WC. Radiator and part tiled walls.

OUTSIDE

Double wrought iron gates open onto the tarmac driveway with off road car parking.

Neatly maintained, colourful front garden with a variety of flowers and shrubs.

Good sized enclosed rear garden laid to lawn and having flower and shrub borders, paved patio, timber **garden shed** and **workshop/former garage** 16' 3" x 8' 0" (4.95m x 2.44m) with light and power.

Services

Mains water, gas, electricity and drainage.

Central Heating

Ideal gas fired boiler supplying radiators and hot water.

Agents Note

A detached SINGLE GARAGE (located opposite the property is available by separate negotiation.

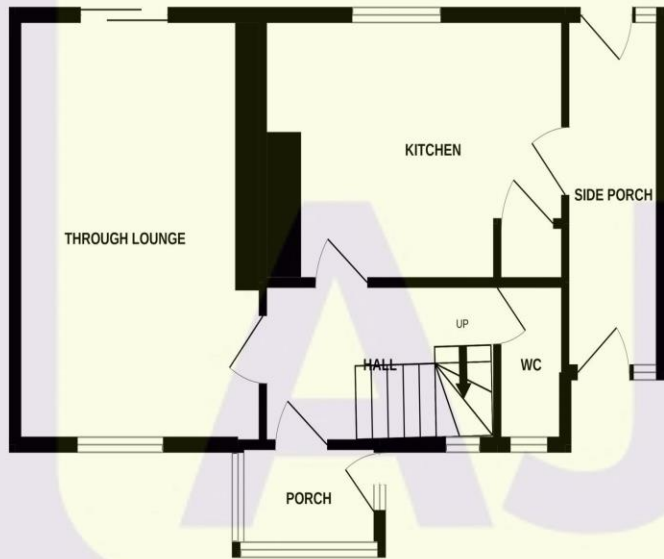
Tenure

Freehold.

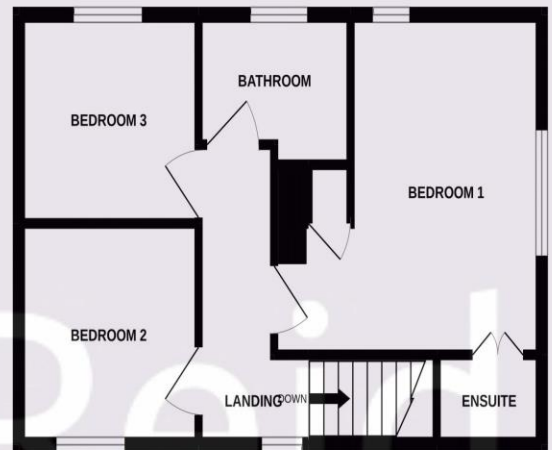
Council Tax

Shropshire Council - Council Tax Band A.

GROUND FLOOR



1ST FLOOR

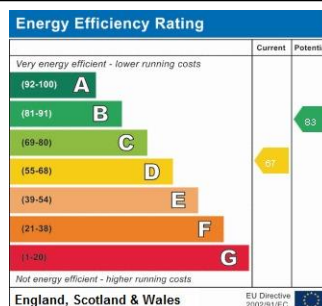


Independent Estate Agents

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions: From High Street Whitchurch, turn left at the mini roundabout into Yardington. At the next mini roundabout turn left into Newtown, continuing straight on at the next mini roundabout down Castle Hill, which follows into Watergate Street and up Dodington. Turn right into Rosemary Lane, left into Kingsway, continue past Queensway and then turn left into Alkington Gardens. At the T junction, turn left into the cul-de-sac and the property is located on the right hand side.

Legislation Requirement: To ensure compliance with the latest Anti-Money Laundering regulations, Buyers will be asked to produce identification documents and proof of financial status when an offer is received by AJ Reid Ltd and prior to issue of the Memorandum of Sale.



Referral Arrangements: We are paid an Introducers Fee of £120 incl. VAT per conveyancing transaction referred to and signed up by certain Conveyancers and we earn 30% of the fee/commission earned by the Broker on referrals signed up by Financial Advisors at Just Mortgages. Please ask for more details.

