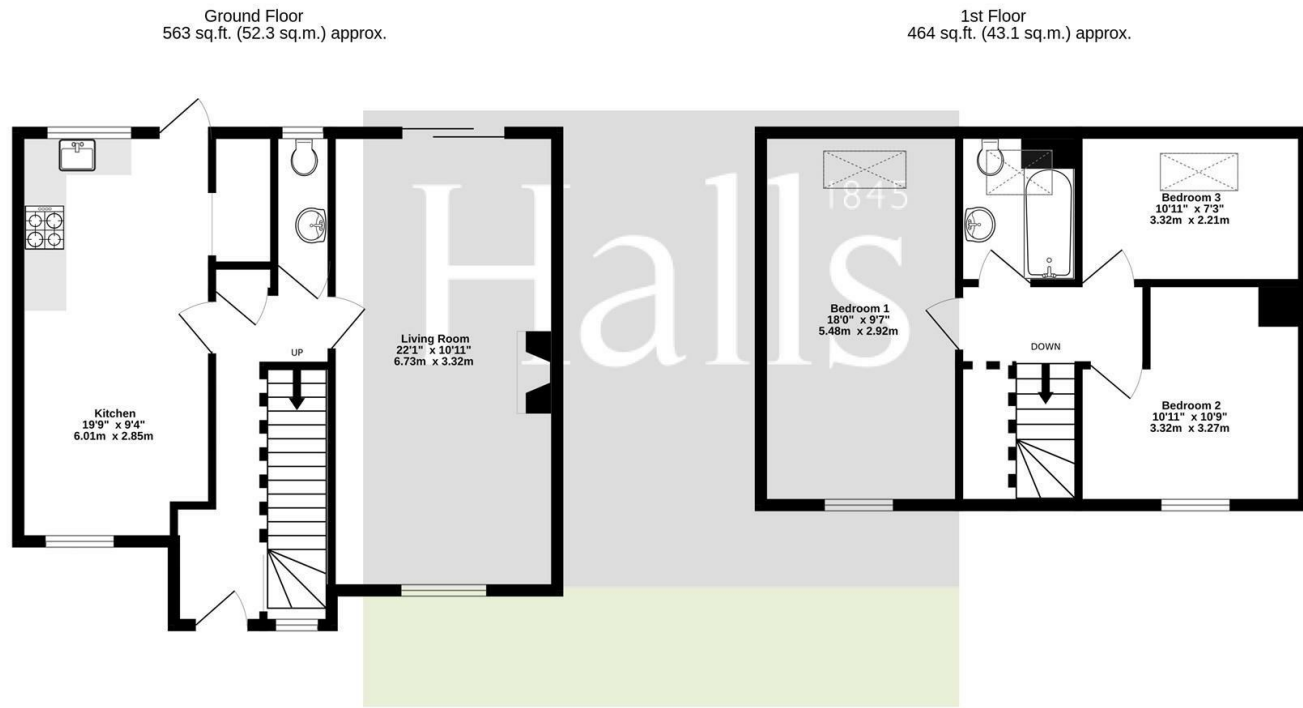


FOR SALE

35 Noneley Road, Loppington, Shropshire, SY4 5SQ

Halls 1845



TOTAL FLOOR AREA : 1028 sq.ft. (95.5 sq.m.) approx.
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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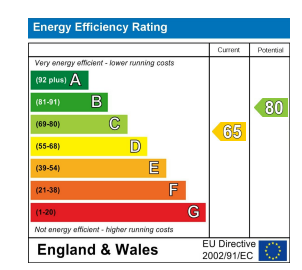
FOR SALE

Offers In The Region Of £299,995

35 Noneley Road, Loppington, Shropshire, SY4 5SQ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A particularly well presented three-bedroom "cottage style" semi-detached property boasting generous driveway parking, single garage with carport, and attractive rear gardens with covered veranda and summer house, enviably located within a crescent of similar properties on the edge of the much admired village of Loppington.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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01691 622 602



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Cottage Style
- Very Well Presented
- Generous Driveway Parking
- Garage and Carport
- Excellent Gardens
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer 35 Noneley Road for sale by private treaty.

35 Noneley Road is a particularly well presented three-bedroom "cottage style" semi-detached property boasting generous driveway parking, single garage with carport, and attractive rear gardens with covered veranda and summer house, enviably located within a crescent of similar properties on the edge of the much admired village of Loppington.

Internally, the property is impeccably presented throughout having been much improved by the current vendors to offer, on the ground floor, a Reception Hall, Kitchen/Dining Room, Cloakroom, and Living Room, together with three first floor Bedrooms and a family Bathroom.

Externally, the property occupies a larger than expected plot with, to the fore, a generous gravelled parking area alongside a single garage and car port with, to the rear of the property, very well maintained gardens which offer lawns, a covered veranda, storage sheds, and a timber Summer House.

The sale of 35 Noneley Road does, therefore, offer the rare opportunity for purchasers to acquire a very well presented three-bedroom "cottage style" property with the benefit of ample parking and a single garage, alongside excellent gardens, situated on the edge of this sought after Shropshire village.

THE ACCOMMODATION COMPRISES:

The property is entered via a UPVC door with opaque glazed panelling in to a:

RECEPTION HALL

Wood effect laminate flooring, carpeted stairs rising to the first floor, UPVC double glazed window on to front elevation and a door in to a useful storage cupboard containing the water cylinder with slatted shelving above, a further door leads in to the:

KITCHEN/DINING ROOM

A continuation of the wood effect laminate flooring, UPVC double glazed windows to front and rear elevations, with a fitted kitchen to comprise: a selection of base and wall units in a cottage style with wood block work surfaces over, inset Belfast sink with (H&C) mixer tap above, freestanding Rangemaster cooker with five gas rings above and double oven, single oven and grill below, space for an extractor fan above, a concertina door leading in to a Pantry (which contains a selection of shelving alongside an inspection hatch to roof space) with a UPVC stable-door with glazed panel leading out on to rear access; one end of the room is given over to a planned space for a seating/breakfast area.

CLOAKROOM

Wood effect laminate flooring, opaque UPVC double glazed window on to rear elevation, low flush WC and wall mounted hand basin (H&C) mixer tap above.

LIVING ROOM

A continuation of the wood effect laminate flooring, UPVC double glazed window on to front elevation, wooden sliding patio doors with full glazing allowing lovely views over the garden and the patio area beyond. There is also a multi fuel burner set on to a raised tiled hearth within an inglenook style fireplace with log storage areas to either side along, with a ceiling light and fan attachment,

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to roof space with pull down ladder (fully boarded and with LED lighting) and a door leading in to:

BEDROOM ONE

Fitted carpet as laid, UPVC double glazed window on to front elevation and Velux roof light alongside ceiling light with fan attachment.

BEDROOM TWO

A continuation of the fitted carpet as laid, UPVC double glazed window on to front elevation.

BEDROOM THREE

A continuation of the fitted carpet as laid, Velux roof light allowing views over the village church, and a range of freestanding wardrobes containing shelving and clothes rails.

FAMILY BATHROOM

Wood effect laminate flooring, velux rooflight again offering lovely views over the village beyond, and a bathroom suite to comprise: panelled bath (H&C) mixer tap with shower attachment, low flush WC and pedestal hand basin (H&C) mixer tap with a smart mirror above with inbuilt light.

OUTSIDE

The property is approached over a substantial gravelled driveway area allowing space for the parking and manoeuvring of a number of vehicles and bordered to one side by an area of lawn, this leading on to the:

SINGLE GARAGE

Up and over front access door, concrete floors, glazing on to rear aspect, storage space in rafters and with power and light laid on.

The garage is flanked to one side by a covered car port area which leads though, via a full height timber gate, to the:

REAR GARDEN

A particularly notable feature of the property, being larger than one might anticipate for a property of this style and having been lovingly maintained and improved by the current vendors to, at present, comprise a paved area housing a timber wood store/storage shed which leads on to a covered rear veranda full width wooden decking, this representing an ideal space for outdoor dining and entertaining and fronting on to an expanse of lawn with inset stepping stones and a garden shed.

To one corner of the lawn is a raised decked area which offers further space for alfresco entertaining. The rear garden also contains a timber Summer House (with glazing on to three aspects, double opening and partly glazed front doors) which offers a versatile space for use as a home gym, home office etc.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

The property is in Council Tax band 'C'.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. TEL: 01691 622602.