

FOR SALE



59 Preston Street, Shrewsbury, SY2 5PN



TOTAL FLOOR AREA: 1060 sq. ft. (98.5 sq. m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the floorplans 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

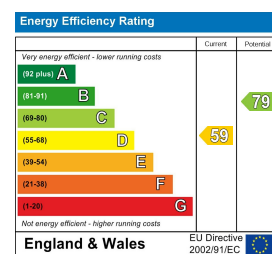
Offers in the region of £340,000

59 Preston Street, Shrewsbury, SY2 5PN

**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 highly desirable and attractively proportioned detached house with scope for improvement, set with garage and lovely gardens in this sought after locality.



01743 236 444

**Shrewsbury Sales**  
 2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ  
 E: shrewsbury@hallsgb.com



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Mileages: Close to town amenities.



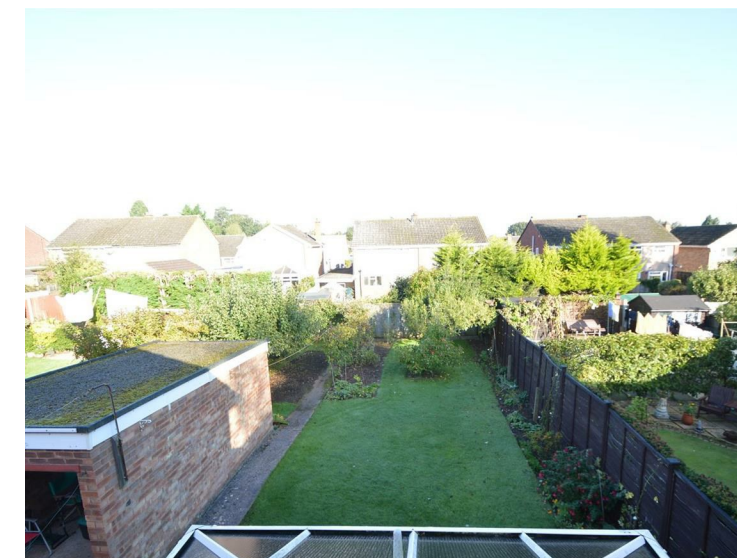
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Highly desirable area
- Spacious accommodation
- Scope to improve
- Generous driveway
- Detached garage
- Large gardens

**DESCRIPTION**

59 Preston Street is a highly desirable and most appealing detached house. The property offers well proportioned and extended accommodation which has scope for improvement. The ground floor provides a generous living room, with archway through to the dining room, with conservatory and kitchen off. To the first floor there are three bedrooms, all served by the main bathroom. Outside, the property has generous driveway parking together with a detached garage. The gardens which sit predominantly to the rear are most attractive feature, providing generous flowing lawns, floral shrubbery beds and borders and a variety of trees.

**ACCOMMODATION**

Part glazed UPVC entrance door, leading into:-

**ENTRANCE PORCH**

With parquet wood block flooring, sliding glazed door through to:-

**ENTRANCE HALL**

With parquet flooring, staircase to first floor and door to:-

**LIVING ROOM**

With parquet flooring, ornamental fireplace with gas fire and archway to:-

**DINING ROOM**

With parquet flooring, sliding UPVC glazed doors through to conservatory and door to:-

**KITCHEN**

Providing eye and base level cupboards, worktop with stainless steel sink unit and drainer, space for fridge, wall mounted Worcester gas fired central heating boiler, space and connection for electric cooker, space and plumbing for washing machine, built in pantry cupboard. Part glazed door to:-

**CONSERVATORY**

With parquet flooring, wrap around UPVC double glazed windows and polycarbonate roof. Twin glazed french doors. The conservatory offers access and an attractive outlook over the generous rear gardens.

**FIRST FLOOR LANDING**

With access to loft space.

**BEDROOM ONE**

With a range of built in wardrobes and storage cupboards with mirror fronted sliding doors.

**BEDROOM TWO**

Fitted wardrobes with mirror fronted doors. Built in airing cupboard with insulated hot water cylinder. Window with pleasant outlook over rear garden.

**BEDROOM THREE**

**BATHROOM**

With tile effect flooring and providing a suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over. Part tiled walls and tiled splash.

**OUTSIDE**

The property is approached over a concrete driveway, offering off-street parking and giving pedestrian access to the front of the property. The driveway then extends beyond two timber gates under a covered carport section which in turn then leads to the garage.

**GARAGE**

With metal entrance door, power and light points.

**THE GARDENS**

To the front, the gardens are laid for ease of maintenance and provide floral shrubbery beds and borders. The rear gardens are a particular feature to the property and are generous in size, offering lovely flowing lawns, flanked by shrubbery beds and borders, containing a number of different plants. Variety of specimen trees, including fruit trees.

**GENERAL REMARKS**

**FIXTURES AND FITTINGS**

Only those items described in these particulars are included in the sale.

**SERVICES**

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

**TENURE**

Freehold. Purchasers must confirm via their solicitor.

**COUNCIL TAX**

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit [www.gov.uk/council-tax-bands](http://www.gov.uk/council-tax-bands).

**VIEWINGS**

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