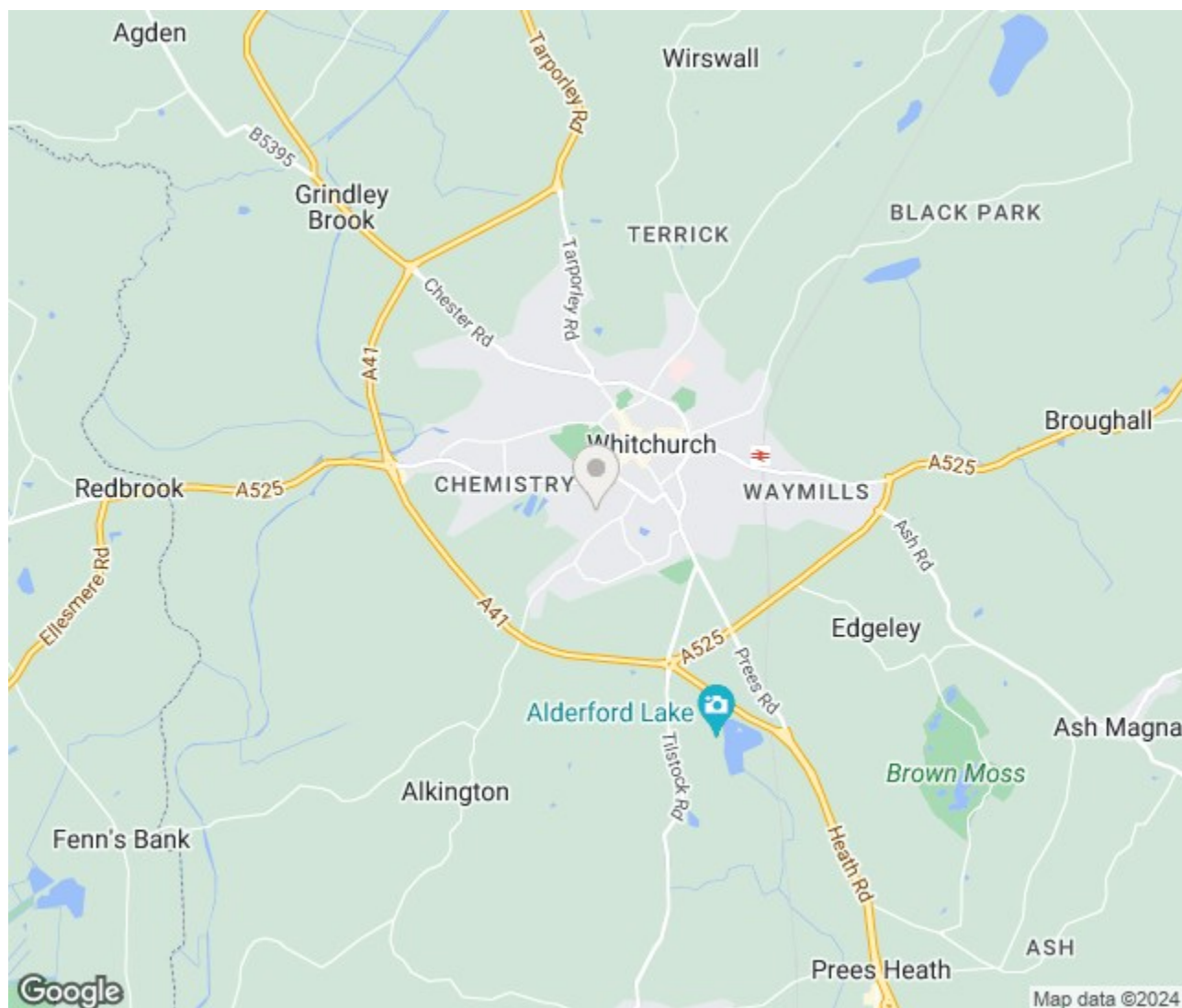


19 Hillewood Avenue, Whitchurch, SY13 1SP



TO LET

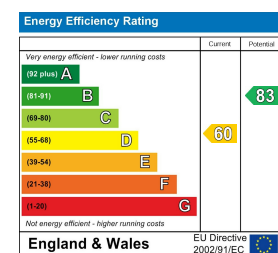
£1,100 Per Calendar Month

19 Hillewood Avenue, Whitchurch, SY13 1SP

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 generous size detached bungalow situated within walking distance of the town centre. The accommodation comprises: Entrance porch, hallway, lounge, bedroom, bedroom/reception room, conservatory, kitchen/diner and shower room. On the first floor there are two further bedrooms and shower room. There is a vestibule to the side providing access to the garage and workshop. Externally there is parking for several vehicles, front and rear garden. The property benefits from being newly decorated, newly laid carpets, gas central heating and double glazing.



01948 663 230

Whitchurch Lettings
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurchlettings@halls.gb.com



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2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Detached Bungalow
- 3/4 Bedrooms
- 2/3 Reception Rooms
- 2 Shower Rooms
- Generous Size Garden
- Garage and Parking For Several Vehicles
- Within Walking Distance Of The Town Centre
- EPC Band D

Location

The property is pleasantly and conveniently located within easy walking distance of Whitchurch town centre. The town itself provides a good range of amenities including shops, supermarkets, social and leisure facilities together with primary and secondary schools. Whitchurch is well placed for commuters, giving access to a number of commercial centres including Shrewsbury, Telford, Wolverhampton, The Potteries and Crewe.

Accommodation comprises:

Porch

The property is entered through an enclosed porch.

Hallway

Having a glazed UPVC door, staircase off, radiator and vinyl flooring.

Lounge

14'04" x 11'11" (4.37m x 3.63m)

Having feature stone effect fireplace with inset coal effect gas fire, coving ceiling, window to front, radiator, wall lights and newly fitted carpet.

Bedroom One

11' x 9'10" (3.35m x 3.00m)

Window to front, coved ceiling, radiator and newly fitted carpet.

Bedroom Four/Reception Room

17'03" x 9'11" (5.26m x 3.02m)

Versatile room with window to side, coved ceiling, radiator, newly fitted carpet and sliding doors into:-

Conservatory

14'09" x 9'07" (4.50m x 2.92m)

Having sliding patio doors providing access into the rear garden, radiator and newly fitted carpet.

Kitchen/Diner

Fitted with beech effect units with matching eye level wall cupboards, stainless steel sink unit with swan neck tap, matching work surface, tiled splash back, space for washing machine, space for fridge/freezer, electric oven and grill with electric hob, coved ceiling, radiator and vinyl flooring. Door into pantry and door into airing cupboard. Door into side entrance.

Downstairs Shower Room

Suite comprising enclosed shower cubicle with mains shower, pedestal wash hand basin, low level WC, obscure glazed window, part tiled walls, radiator, mirrored wall cabinet and vinyl flooring.

Stairs and landing

Having newly fitted carpet and cupboard providing under eaves storage.

Bedroom Two

Window to side, cupboard with Ideal gas central heating boiler with under eaves storage, radiator and newly fitted carpet.

Bedroom Three

Window to side, radiator and newly fitted carpet.

Upstairs Shower Room

Suite comprising shower cubicle with electric shower and tiled surround, pedestal wash hand basin, low level WC, radiator, mirrored wall cabinet, radiator, extractor fan and vinyl flooring.

Vestibule

Leading into the garage and workshop.

Garage

With up and over electric door, concrete floor, window to side, electric and gas meters, electric consumer box and water connection.

Workshop/Storage Shed

Windows and door overlooking the rear garden.

Externally

The property is approached over a tarmac drive providing parking for several vehicles. The low maintenance garden has a large gravel area. The rear garden can be accessed via both sides of the property. There is a large rear garden with lawned area, paved patio area and wooden garden shed.

Services

Gas, electric and water are connected.

Terms

First months rent and deposit to be paid in advance. Sorry no smokers or pets permitted. The property is to be let unfurnished.

Council Tax

Council tax band C. For further information contact Shropshire Council on 0345 6789002.

Directions

From Halls office turn into Mill Street. At the Highgate junction turn right, then first left into Liverpool Road. Take the first turning left into Hillewood Avenue. The property at the top on the left hand side.

Viewing

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW Telephone 01948 663230.