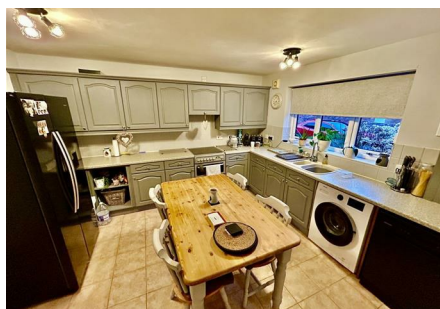
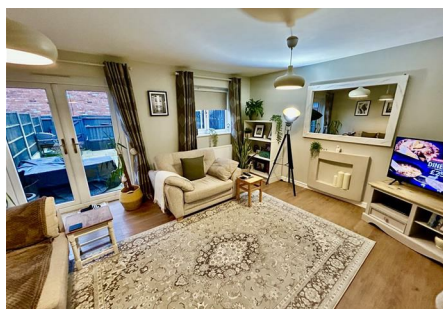


**FOR SALE**

Offers in the region of £209,995

4 Melton Mews Cottages, Alkington Road, Whitchurch, SY13 1SS

A well presented mid terraced home providing spacious accommodation within a short walk of the town centre with the benefit of 2 parking spaces to the rear. It briefly comprises entrance hall, Kitchen/Diner, Living Room, 3 bedrooms and bathroom. There is an enclosed garden to the rear. The property has the benefit of being advertised with NO ONWARD CHAIN.



Whitchurch Town centre 1/4 of a mile away, Nantwich 12 miles, Chester & Shrewsbury 20 miles. All distances are approximate,



- Mid Terraced Cottage
- Spacious Accommodation
- Entrance Hall, Kitchen Diner
- Spacious Living Room
- Three Bedrooms, Shower Room
- Close to Town Centre
- NO ONWARD CHAIN
- Off Street Parking Spaces

Location

The property is located within ½ a mile of Whitchurch Town Centre where there is excellent local shopping, schooling, recreational and leisure facilities. Whitchurch has an excellent range of cafes, restaurants and pubs. There is a championship golf course, football, cricket & rugby clubs in the town.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

Brief Description

This wonderful terraced town house is located within the walking distance to the town centre. The property comprises entrance hall, dining kitchen, lounge, 3 bedrooms and shower room. There is an enclosed rear garden with paved sitting area and lawn. The property has Upvc double glazed windows and doors, gas fired heating and there is parking for 2 cars to the rear.

Accommodation Comprises

Front entrance door opens into the entrance hall which has laminate flooring, a radiator and double glazed window. Door from the hall to the

Dining Kitchen

Wide range of base and wall mounted units, extensive worktops, inset drainer sink unit and an electric oven & hob. There has been a new combi boiler fitted in 2022. There is also space and plumbing for a washing machine and dish washer. There is a door to under stairs store, double glazed windows to the front and door to the

Living Room

Wonderful living room with laminate flooring, radiator, double glazed windows and double doors to the rear garden.

1st Floor Landing

Stairs ascend from the hall to the 1st floor landing.

Bedroom One (front)

Double glazed window and radiator.

Bedroom Two (rear)

Double glazed window and radiator.

Bedroom Three (front)

Double glazed window and radiator. Door to wardrobe above the stair bulk head.

Bathroom

Modern white suite comprising corner shower cubicle. low flush W.C, wash hand basin, double glazed window and radiator.



1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Outside

The property is accessed from Alkington Road where there is on street parking. To the rear of the house is an enclosed rear garden with paved seating area and lawn. At the bottom of the garden is a garden store shed and gate leading to the parking area where there are 2 allocated spaces.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230
You can also find Halls properties at rightmove.co.uk & Onthemarket.com
WH1581 120225

Directions

From the centre of Whitchurch drive out on Mill Street and at the junction with Highgate turn left and the 1st right into Alkington Road. The house is located on the right hand side after about 150 metres. There is on street parking outside to the front. The actual allocated parking is to the rear which is accessed from Liverpool Road.

What 3 Words: overgrown.tubes.thorax

Council Tax - Shropshire

The current Council Tax Band is 'B'. For clarification of these figures please contact Shropshire Council on 0345 6789002.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

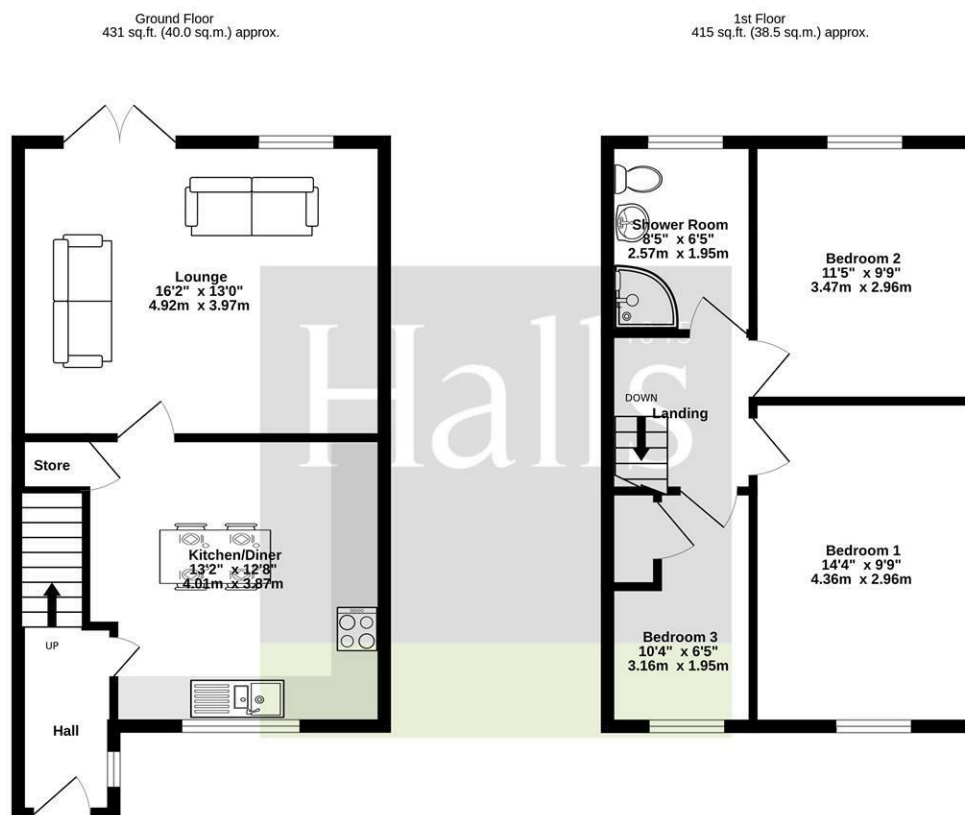
Anti-Money Laundering (AML)

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FOR SALE

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TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.

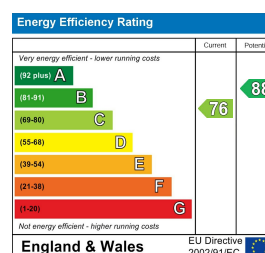
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 Ratings



01948 663 230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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