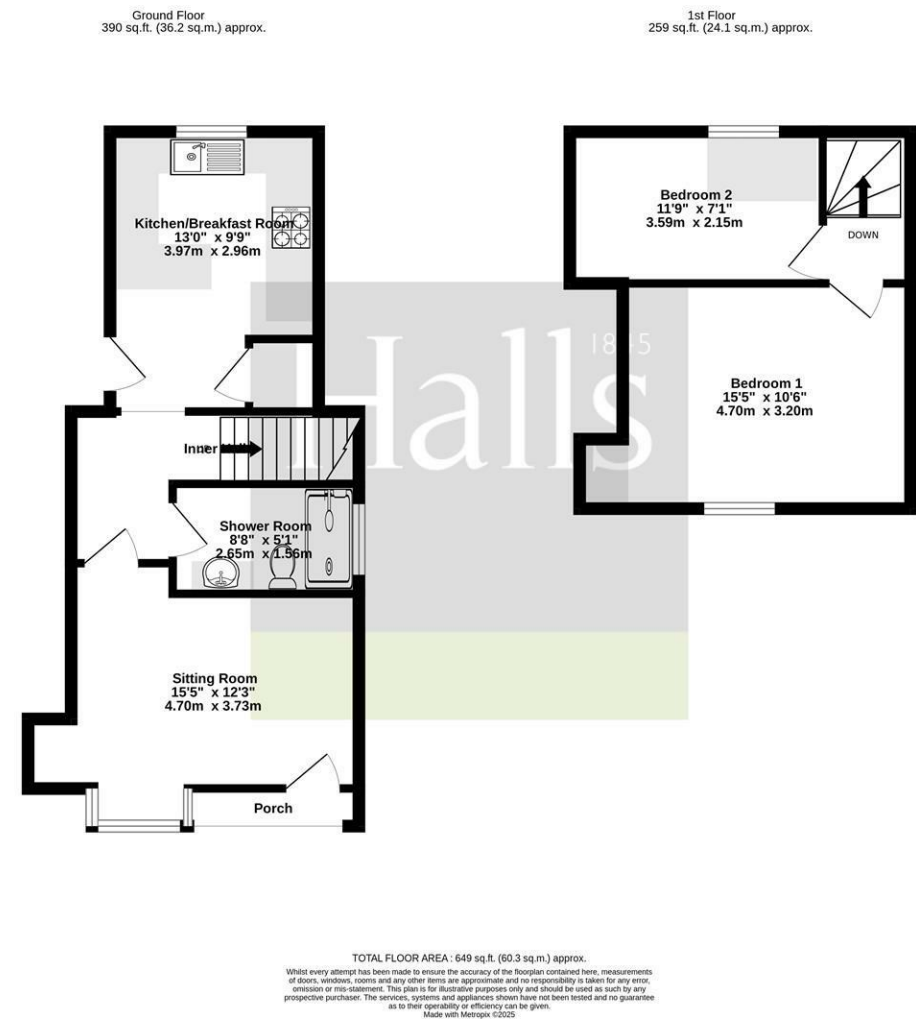


FOR SALE

4 Alkington Road, Whitchurch, Shropshire, SY13 1ST



FOR SALE

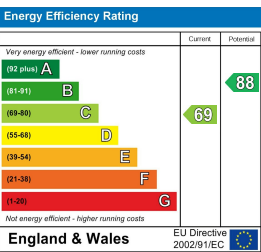
Offers in the region of £189,995

4 Alkington Road, Whitchurch, Shropshire, SY13 1ST

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



Charming and much improved cottage close to the centre of Whitchurch. The property has off street parking and a good sized rear garden. It briefly comprises sitting room, newly fitted breakfast kitchen and ground floor shower room. To the 1st floor are two bedrooms. The cottage has double glazed windows and gas fired heating.



01948 663 230

Whitchurch Sales
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E: whitchurch@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Charming Semi Detached Cottage
- Close to Whitchurch Town Centre
- Off St Parking for 2 cars
- Enclosed Cottage Style Rear Garden
- Sitting Room, Breakfast Kitchen
- Two Bedrooms, Shower Room
- Ideal 1st Time Buyers House
- Ideal for an Investor

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 charming and much improved cottage close to the centre of town comprises entrance porch, sitting room with feature fire place, inner hall, newly fitted bespoke breakfast kitchen and there is also a newly fitted ground floor shower room. To the 1st floor is a large double bedroom and a good sized single bedroom. To the front is off street parking for 2 cars and there is access down the side of the house or from the kitchen to the spacious landscaped gardens with garden store sheds and summer house.

Accommodation Comprises
Canopied front entrance porch with door that opens into the

Sitting Room
Exposed beams to the ceiling, there is an old feature Inglenook recess which is now used as a media wall. There is a walk in bay window to the front with double glazed panels, radiator, wood laminate flooring and door to the

Inner Hall
Woos laminate flooring, exposed timbers and staircase.

Breakfast Kitchen
Bespoke kitchen with a wide range of base and wall mounted units, extensive worktop surfaces, breakfast bar and inset drainer sink unit. There is an integrated washing machine, space for tumble dryer and space for fridge freezer. There is Smeg gas hob with Bosch double oven beneath. There are double glazed windows overlooking the rear garden and door to a small courtyard which then leads to the gardens. There is also a cupboard off the kitchen which houses the boiler.

Shower Room
Modern and luxurious white suite comprising large walk in shower unit with soaker shower head, low flush W.C and vanity unit with wash hand basin. There is a double glazed window to the side, towel radiator and tiled floor.

1st Floor Landing
Stairs ascend from the inner to the 1st floor landing.

Bedroom One (front)
Double glazed window to the front, radiator and recess with cupboard and shelf above.

Bedroom Two (rear)
Double glazed window to the rear, shelf above stair bulk head and a radiator.

Outside
The property is accessed from Alkington Road to a block paved double width drive suitable for 2 cars. There is also a path down the side of the house that leads to a gate and steps up into the rear garden. The attractive rear garden comprises large paved patio with surrounding dwarf wall. There is a lawn, further gravelled sitting area, 2 gardens sheds and a summer house.

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
WH1602 180325 (Draft Details)

Directons
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 250 metres.

What 3 Words: [cosmetic.tumblers.file](https://www.what3words.com/cosmetic-tumblers-file)

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.