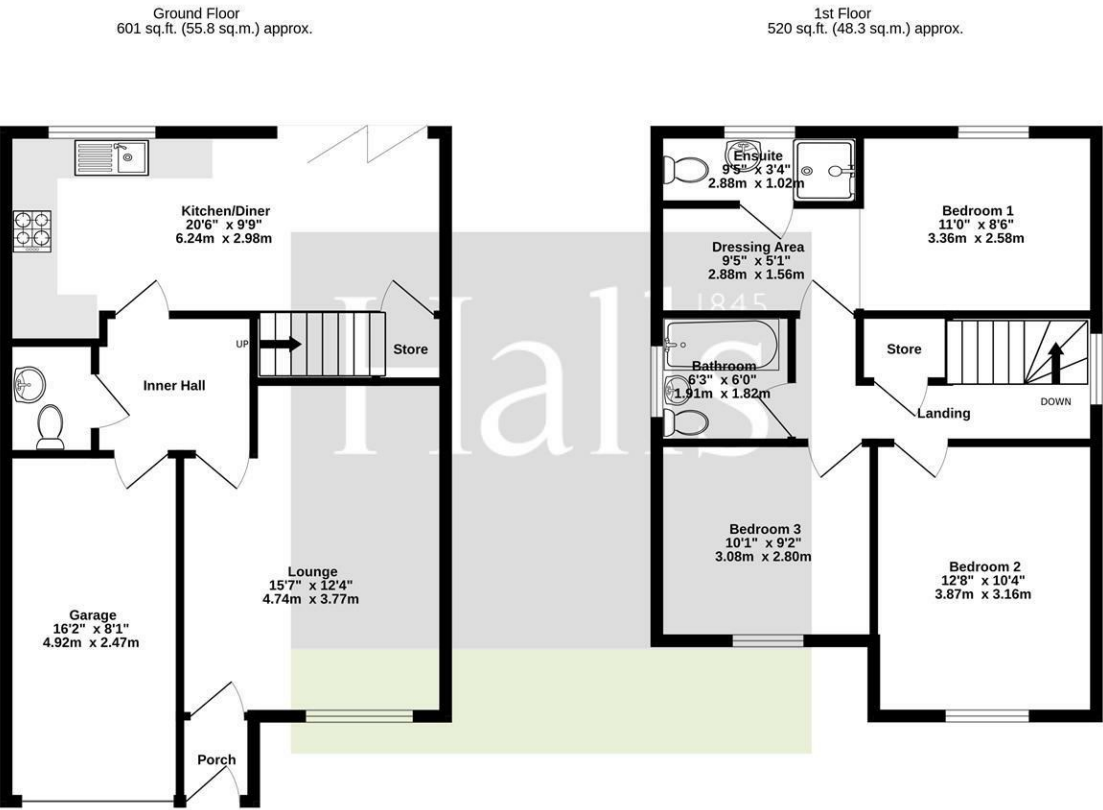


FOR SALE

26 Orchard Avenue, Whitchurch, SY13 1WD



TOTAL FLOOR AREA : 1121 sq.ft (104.1 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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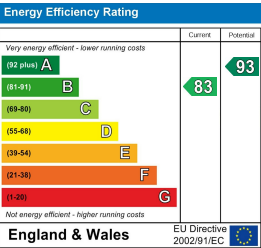


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely 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 Rating



01948 663 230

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



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Whitchurch Town Centre 0.5 miles, Whitchurh Railway Station 1 mile, Wrexham 10 miles, Shrewsbury & Chester 20 miles and Nantwich 12 miles.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Immaculate Detached Home
- Popular Residential Area
- Double Width Drive, Porch
- Lounge, Inner Hall, W.C
- Dining Kitchen with Bi Folds
- 3 Double Bedrooms, 2 Bathrooms
- Front & Rear Gardens
- Excellent Local Walks Close By

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 detached home is located towards the end of Orchard Avenue and is presented to a high standard. The accommodation comprises entrance porch, lounge, inner hall with cloaks & W.C. There is a large kitchen / diner with integrated appliances and useful under stairs cupboard. To the 1st floor is a spacious landing, master bedroom with dressing room and en suite shower room. There are 2 further double bedrooms and a family bathroom.

The property has Amtico flooring in the porch, hall and kitchen, gas heating and double glazed windows.

There are gardens to the front, double width drive and a single garage. To the rear is an enclosed garden with patio, lawns and flower borders.

Accommodation Comprises
Front entrance door opens into the

Entrance Porch
Door into the lounge.

Lounge
Windows to the front, 2 radiators and door into the inner hall.

Inner Hall
Door into the garage, kitchen and cloaks.

Cloakroom
White suite comprising low flush W.C and wash hand basin.

Dining Kitchen
Modern kitchen with a wide range of base and wall mounted units, extensive work tops, integrated dish washer, fridge and freezer. There is an electric oven with gas hob above. There is a door to a useful under stairs cupboard, double glazed window and large bi - fold doors to the rear gardens.

1st Floor
Stairs ascend from the inner hall to the 1st floor landing. There is a window to the side and door to storage cupboard.

Bedroom One (rear)
Window overlooking the rear garden and radiator.

Dressing Area
Space for wardrobes.

En Suite
Modern white suite comprising shower, low flush W.C and wash hand basin. There is a window and towel radiator.

Bedroom Two (front)
Window to the front and radiator.

Bedroom Three (front)
Window to the front and radiator.

Bathroom
White suite comprising panelled bath with shower over, low flush W.C and wash hand basin. There is a radiator, inset spot lights and window.

Outside
The property is accessed off Orchard Avenue to a double width drive that leads to the garage. There is a garden to the front and gate and path that leads down to the rear garden. The private South West facing garden comprises large paved patio, lawns and flower borders. To the far side of the house is a useful storage area and is also big enough for a shed.

Garage
Up and over door, power, lighting and door into the inner hall.

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 WH1604 240325

Directions
From the centre of Whitchurch drive out on the Chester Road and after about 1/4 of a mile turn left into Orchard Avenue and the property is located on the right hand side after about 400 metres.

What 3 Words: cherry.local.octagonal

Council Tax - Shropshire
The current Council Tax Band is 'C'. 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.