

**FOR SALE**

Offers in the region of £235,000

**184 Liverpool Road, Whitchurch, SY13 1UT**

This wonderful modern town house is presented to a high standard and briefly comprises entrance hall, lounge, kitchen diner, cloaks with W.C, 4 bedrooms and 2 new bathrooms. There are landscaped gardens to the rear and allocated parking for 2 cars. The house is located close to the town centre and has gas heating and double glazed windows.





Whitchurch Town Centre 1/2 mile, Nantwich 12 miles, Chester 20 miles, Shrewsbury 20 miles.



- Modern well presented town house
- Hall, cloaks with W.C, Lounge
- Kitchen Diner, 4 Bedrooms
- 2 new fitted bathrooms,
- Landscaped gardens to the rear
- Allocated parking for 2 cars
- Close to town centre
- Viewing highly recommended

#### Location

The property is located within ½ a mile of Whitchurch Town Centre where there is excellent local shopping, schooling and recreational and leisure facilities.

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

The property briefly comprises reception hall, cloakroom with W.C, kitchen diner and a lounge. To the 1st floor there are two double bedrooms both with wardrobes, single bedroom / study and a newly fitted bathroom. There are stairs that ascend to the 2nd floor and master bedroom suite with fitted wardrobes and a new en-suite shower room.

To the rear are landscaped low maintenance gardens with outdoor sitting and dining areas. There is a gate from the garden to the parking area where there are two parking spaces.

#### Accommodation Comprises

Front entrance door opens into the reception hall with wood laminate flooring, radiator and open under stairs storage area.

#### Cloakroom

Suite comprises low flush W.C, wash hand basin and double glazed window. There is a light point, radiator and wood laminate flooring.

#### Kitchen Diner

Range of base and wall mounted units and work top surface with an inset drainer sink unit. There is a gas hob with electric oven beneath, space and plumbing for a washing machine and dishwasher. There are inset spot lights to the ceiling and a double glazed bay window to the front.

#### Lounge

Double glazed windows and double doors to the rear gardens.

#### 1st Floor Landing

Stairs ascend from the hall to the 1st floor landing where there is a storage cupboard and airing cupboard.

#### Bedroom Two (rear)

Double glazed window to the rear, radiator and sliding double doors to the wardrobe.

#### Bedroom Three (front)

Double glazed window to the front, radiator and sliding double doors to the wardrobe.

#### Bedroom 4 / Study (rear)

Window to the rear and a radiator. This room can either be used as a nursery bedroom or study.



1 Reception  
Room/s



4 Bedroom/s



2 Bath/Shower  
Room/s



### Family Bathroom

Modern white suite comprising panelled bath with shower over, low flush W.C and wash hand basin. There is a towel radiator, ceramic wall tiling and double glazed window to the front.

### 2nd Floor Landing

Stairs ascend from the 1st floor landing to a small landing and then into the master bedroom.

### Bedroom One

Large master bedroom with a range of fitted wardrobes and cupboards. There is a dormer style window to the front and Velux sky light to the rear.

### En Suite

Modern white suite comprising shower, low flush W.C and wash hand basin. There is a double glazed window, ceramic tiling and a radiator.

### Outside

The property can be directly accessed off Liverpool Road to a small front garden. There is a path that then leads to the front door. The road continues round the side of the properties to a parking area to the rear where there are two allocated parking spaces.

The enclosed rear garden has been designed with low maintenance in mind and has a number of terraced levels for sitting and dining. There is a timber garden shed at the bottom of the garden.



### 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](http://rightmove.co.uk) & [Onthemarket.com](http://Onthemarket.com)  
WH1619 010525

### Directions

From the centre of Whitchurch drive out on Mill St and at the junction with Highgate drive straight on and take the 1st left into Liverpool Road and the property is located on the right after about 400 metres.

What 3 Words: cassettes.brings.flask

### Council Tax - Shropshire

The current Council Tax Band is 'C' and is under Shropshire Council.

### 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.

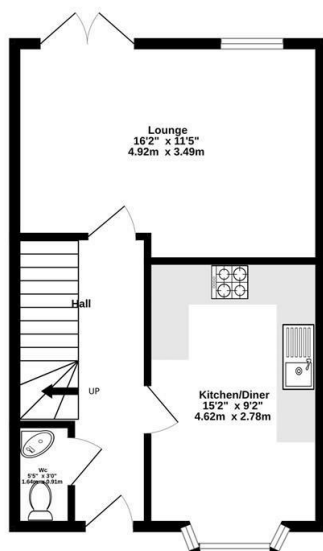
### Tenure - Freehold

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

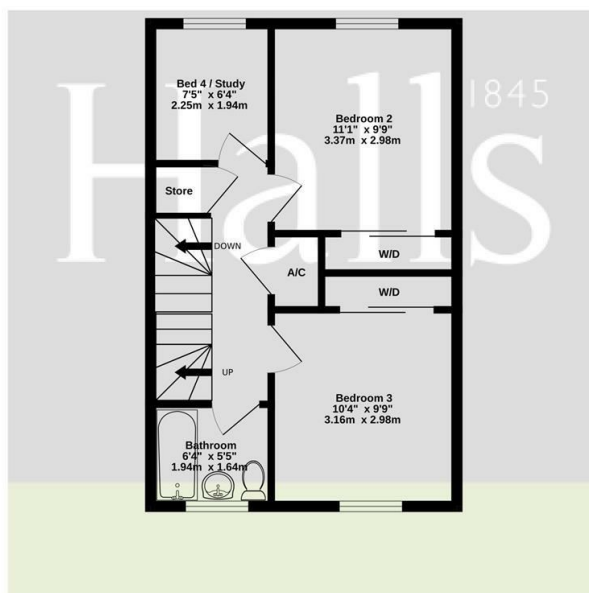
# FOR SALE

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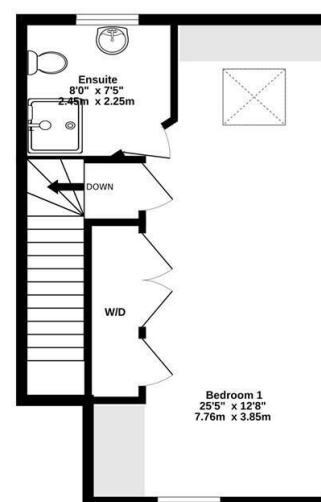
Ground Floor  
416 sq.ft. (38.6 sq.m.) approx.



1st Floor  
410 sq.ft. (38.1 sq.m.) approx.



2nd Floor  
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 1218 sq.ft. (113.1 sq.m.) approx.

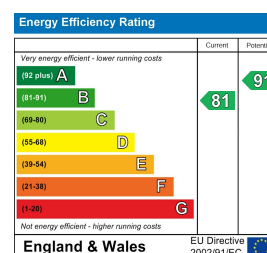
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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