



TO LET

£625 Per Calendar Month

4 Liverpool Road, Shropshire, SY13 1SN

A Mid Terraced House with double glazed windows and gas central heating located within an easy access of Whitchurch town centre. The accommodation comprises Living Room, Kitchen with appliances, two Bedrooms and a Bathroom. The property has the benefit of a rear yard and garden.



- Mid Terraced House
- Two Bedrooms
- Close to Town Centre
- Rear Yard and Garden
- Gas Central Heating
- EPC Band C



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

Description

A Mid Terraced House with double glazed windows and gas central heating located within an easy access of Whitchurch town centre. The accommodation comprises Living Room, Kitchen with appliances, two Bedrooms and a Bathroom. The property has the benefit of a rear yard and garden.

Location

4 Liverpool Road is situated conveniently close to Whitchurch town centre. Whitchurch offers supermarkets, shops and all local amenities and the larger towns of Shrewsbury and Chester are within approximately half an hour's drive. There is a main line rail link to Shrewsbury and Crewe.

Directions

From Watergate Street proceed to the end of Mill Street. At the junction turn right and then left into Liverpool Road. The property can be found on the left hand side as indicated by our To Let board.

The Accommodation Comprises:-

A UPVC front door leading into:

Living Room 11'6" max x 10'11" (3.51m max x 3.33m)

Having feature brick fireplace with shelving and cupboards either side and inset electric fire, beamed ceiling, window to front and radiator.

Kitchen 11'5" max x 9'11" (3.48m max x 3.02m)

With a fitted kitchen, comprising a range of base and wall units with worktop over, stainless steel sink unit with swan neck tap, electric cooker, fridge and washing machine. Beamed ceiling, tiled floor and staircase off. Window to rear and stable door giving access to outside yard/garden.

Stairs and Landing

Bedroom One 11'6"x 9'9" (3.51mx 2.97m)

Window to front and radiator.

Bedroom Two 9'3"x 5'9" (2.82mx 1.75m)

Window to rear and radiator. Wall mounted gas boiler. Cupboard space over the stairs.

Bathroom

White suite comprising panel bath with overhead electric shower and glazed shower screen, wash hand basin and low level WC. Radiator, part tiled walls and vinyl flooring.

Outside

To the rear of the property there is a back yard with steps up to a garden area with decking and a lawn.

Council Tax

The property is band A. For further information contact Shropshire Council.

Tenancy Conditions

Rent £625 pcm

Deposit £720

First month's rent and deposit in advance

Sorry no smoking

The property is to be let on an unfurnished basis

Services

Mains gas, electric and water are connected.

Viewing

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW.

Telephone 01948 663230

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

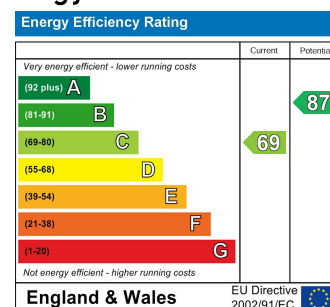
Looking to invest? We can source ideal investment properties to provide you with the best possible return, as well as matching those properties with suitable tenants. Please contact your local Halls office for further information.



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Energy Performance Ratings



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