



83 Wrexham Road, Whitchurch, SY13 1HX

£245,000

FOR SALE
BAKER
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01270 625 214 www.bakerwynneandwilson.com

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AN IDEAL OPPORTUNITY TO REQUIRE A TRADITIONAL SEMI DETACHED FAMILY HOME ON AN ELEVATED POSITION WITHIN THE CONFINES OF THE TOWN CENTRE WITH IMMEDIATE ACCESS TO DAY TO DAY FACILITIES. GAS FIRED CENTRAL HEATING, UPVC DOUBLE GLAZING, CAR PARKING SPACE.

SUMMARY

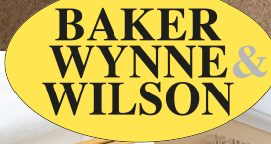
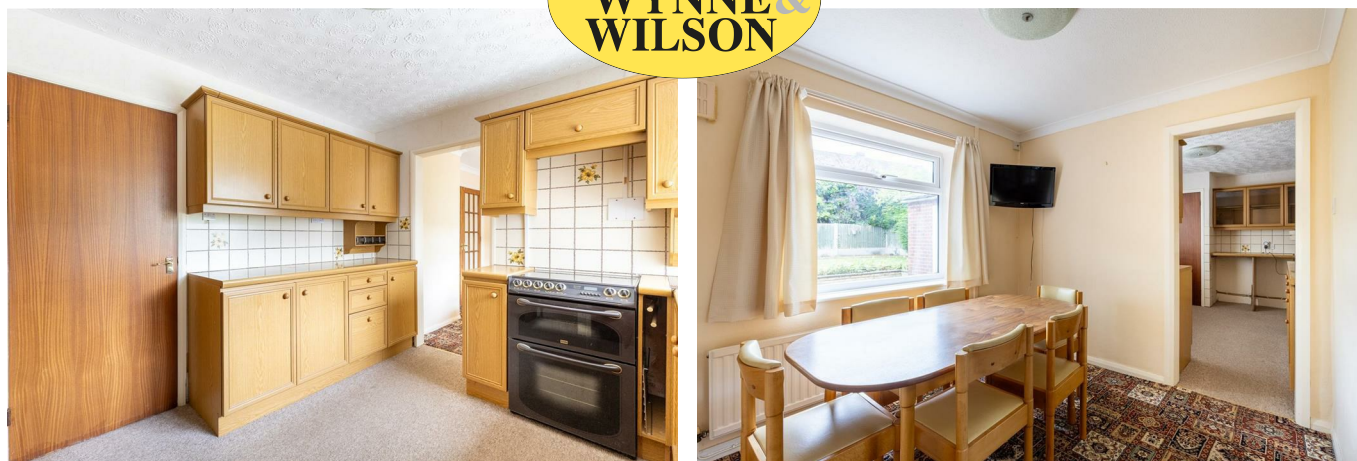
Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Separate W/C. First Floor: Three Bedrooms, Bathroom. Outside: Gardens to front and rear, parking.

DIRECTIONS

From Whitchurch town centre, head for Mill Street/Highgate Corner, then turn into Wrexham Road, proceed along here, past the garage and turn right into Thompson Drive and then turn immediately right and the property is located at the end of the cul de sac on the left hand side.

LOCATION & AMENITIES

Whitchurch town centre being an attractive market town on the Shropshire/Cheshire borders enjoying the benefits from a variety of local independent retailers, along with major multiples i.e. Sainsburys, Lidl and Aldi, various restaurants and public houses. More importantly Whitchurch train station has a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles.



DESCRIPTION

The property is constructed of brick under a Marley tiled roof which has been in the same family for a number of years, occupying a most pleasant elevated position, well situated from the main road in a tranquil cul de sac locality. Internally, the whole has undergone various improvements over the years with an exceptional first floor bathroom with a four piece suite but any desiring purchaser may wish to do some updating to the remaining accommodation and make their own mark. But the property is completely liveable as it currently stands with the benefit of uPVC double glazing and gas fired central heating. Outside there is parking and there is a garden towards the rear being raised with a lawned area and borders enjoying the morning and afternoon sun. A convenience store is located within two minutes walk from the property on Wrexham Road for day to day amenities.

ACCOMMODATION

With approximate measurements comprises:

ENTRANCE HALL

With double glazed door, understairs store, radiator.

LIVING ROOM

16'1" x 12'9"

With log effect gas fire with TV display, double glazed bay window and side window, tongue and groove floor, double doors leading to dining room.



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DINING ROOM

9'10" x 9'7"

Double glazed window to rear, radiator.

KITCHEN

12'10" x 10'0"

With sink unit, full range of base units, work surfaces, cupboards and drawers, storage cupboards, electric cooker point, double glazed window, walk in pantry area, radiator.

REAR ENTRANCE HALL

Double glazed door.

SEPARATE W/C AND STORE ROOM

STAIRS LEAD FROM HALLWAY TO FIRST FLOOR LANDING

Spacious and enjoys a large store cupboard housing Baxi combination boiler for central heating and domestic hot water.

BATHROOM

Comprising of panel bath, pedestal wash basin, low level W/C, double shower cubicle with Triton unit, double glazed window, tiled floor and tiled walls, radiator.

BEDROOM

10'6" x 9'5"

Built in cupboard, double glazed window, two radiators.

BEDROOM (rear)

13'0" x 8'5"

Double glazed window, radiator.

BEDROOM

13'2" x 7'6" to extremes

Double glazed window, built in store cupboard, radiator.

OUTSIDE

Dwarf wall with double gates leading to parking area, lawned area, side path leading to the rear patio area, raised lawns with various borders enjoying morning and afternoon sun. Brick Built Store attached.

TENURE

Freehold.

COUNCIL TAX

Band B.

SERVICES

All mains services are connected to the property.

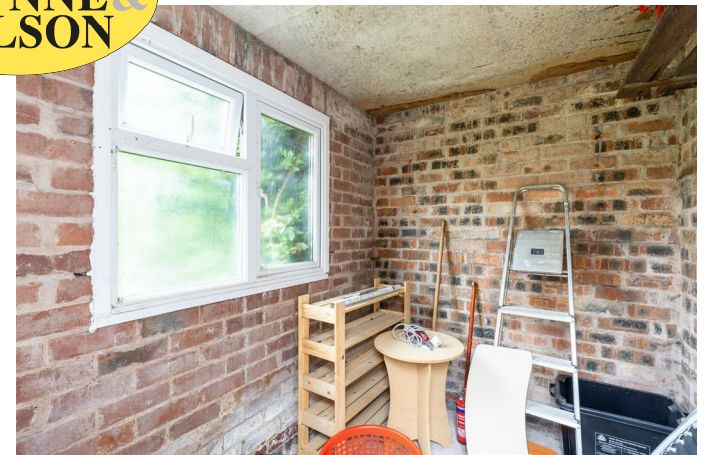
N.B. Tests have not been made of electrical, water, gas, drainage and heating systems and associated appliances, nor confirmation obtained from the statutory bodies of the presence of these services. The information given should therefore be verified prior to a legal commitment to purchase.

VIEWING

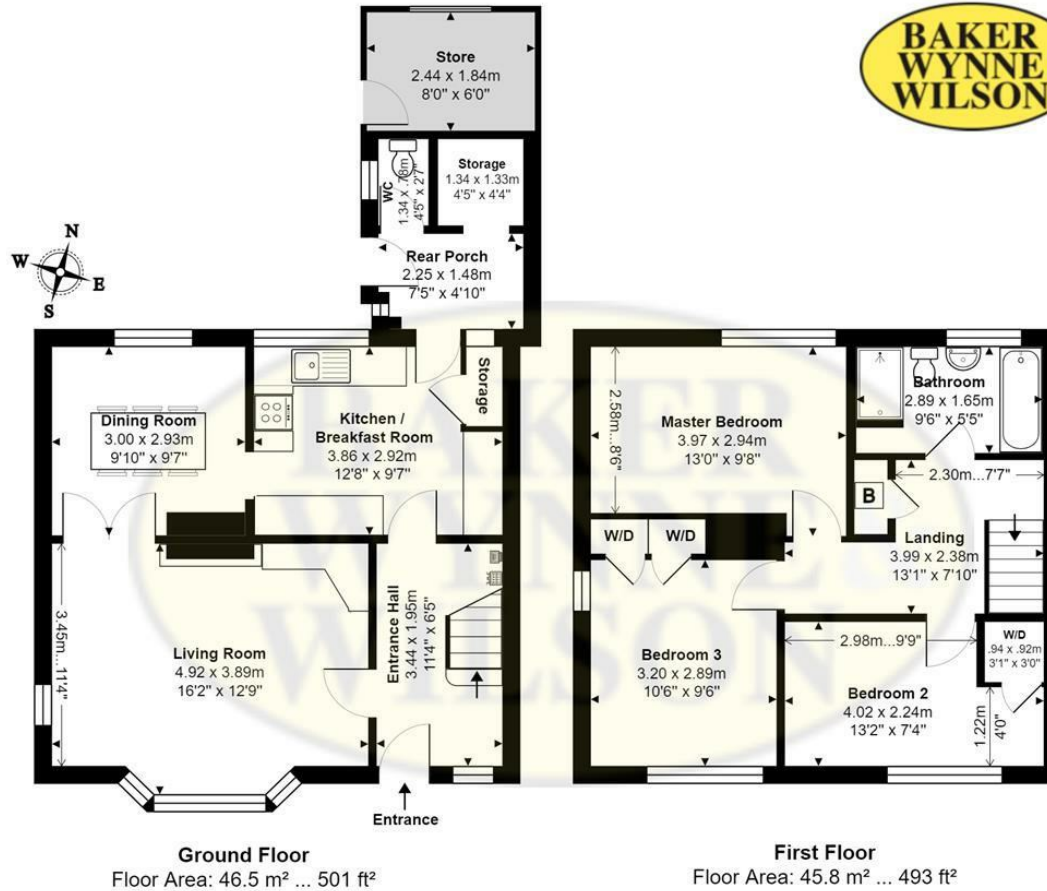
By appointment with BAKER, WYNNE & WILSON.

38 Pepper Street, Nantwich. (Tel No: 01270 625214).





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Approximate Gross Internal Area: 92.3 m² ... 994 ft² (excluding rear porch, storage, wc, store)

Whilst every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only and should be used as such by any prospective tenant or purchaser. Floor plan produced by Leon Sancese from Green House EPC Ltd 2024. Copyright.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		80
(69-80)	C	65	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property