



55 Forton Road, Newport.

Offers in the region of **£279,995**

Being situated on the ever popular Forton Road, this traditional 3 Bedroom semi-detached house benefits from a newly fitted gas C.H. boiler, recent re-decoration, a new shower and an extended driveway. Add to that a very large rear garden, (with huge storage shed) Downstairs W.C., and a spacious Lounge (with bay window) and it is the perfect family home.

Briefly comprising Entrance Hallway, Lounge, Kitchen/Diner (with integrated appliances), Downstairs W.C., three Bedrooms and a Family Bathroom, externally there is a long tarmacadam driveway to the front offering parking for several vehicles and a fantastic rear garden which is mostly laid to lawn. Gas C.H. via a combi-boiler. Part uPVC D.G. EPC Rating D. Council tax band B.

55 Forton Road Newport Shropshire

Property entered via
front door into

Entrance Hallway

Lounge 15' 3" x 13' 1" (4.64m x 3.98m)

Downstairs W.C. 6' 0" x 3' 0" (1.83m x 0.91m)

Kitchen/Diner 12' 7" x 9' 4" (3.83m x 2.84m)
With built-in fridge, freezer, dishwasher, oven and
hob.

Stairs rising to
the first floor landing giving access to the
Bedrooms and Family Bathroom.

Bedroom 1 15' 7" x 8' 7" (4.75m x 2.61m)

Bedroom 2 9' 7" x 8' 8" (2.92m x 2.64m)

Bedroom 3 7' 2" x 6' 5" (2.18m x 1.95m)

Family Bathroom 7' 1" max x 5' 8" (2.16m x 1.73m)

Externally

To the front of the property is a tarmacadam
driveway leading to the property and offering ample
parking for several vehicles. To the side is a
lawned area with hedging and shrub borders.

To the rear is a very large garden being mostly laid
to lawn with mature planting. Closest to the house
is a paved patio with a gravelled pathway leading
to the top of the garden which is planted with fruit
trees.



FORTON ROAD, NEWPORT TF10 7JR
TOTAL FLOOR AREA: 764 sq ft. (71.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements
of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error,
omission or misrepresentation. This plan is for guidance 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.
Made with floorplan 10/20/14

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PROPERTY



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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.