



79 Masons Place, Newport.

Offers in the region of **£260,000**

Being situated in a popular residential area, this 3 Bedroom semi-detached house has been extended to offer a Downstairs W.C., Utility Room and open-plan Playroom/Sunroom/Study area. In recent years the property has also been updated and modernised with works including the installation of a new Kitchen, uPVC windows and doors and a new Baxi gas C.H. combi-boiler. Add to that the lovely south-facing garden and this is the perfect family home!

Briefly comprising Entrance Hallway, Lounge, Dining Room, Playroom/Sunroom/Study area, Kitchen (with integrated appliances) Utility Room, Downstairs W.C., 3 Bedrooms (two doubles) and a Family Bathroom, externally there is ample driveway parking to the front and a low maintenance, sunny rear garden. Council tax band C. EPC Rating TBC.

79 Masons Place Newport Shropshire

Property entered via composite door into

Entrance Hallway

which provides access to the Lounge and stairs to the first floor.

Lounge 13' 8" x 12' 9" (4.16m x 3.88m) (max)

Dining Room 10' 10" x 8' 10" (3.30m x 2.69m)

Sun Room/Playroom/Study 6' 9" x 5' 11" (2.06m x 1.80m)

Kitchen 10' 5" x 7' 6" (3.17m x 2.28m)

Utility Room 6' 2" x 5' 11" (1.88m x 1.80m)

Downstairs W.C. 6' 0" x 2' 1" (1.83m x 0.63m)
Re-fitted Baxi Gas C.H. boiler.

Upstairs to

first floor landing which provides access to all Bedrooms and Family Bathroom.

Bedroom 1 12' 10" x 9' 11" (3.91m x 3.02m) (max)

Bedroom 2 10' 9" x 9' 10" (3.27m x 2.99m)

10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

VIEWING STRICTLY BY APPOINTMENT ONLY

Bedroom 3 9' 10" x 6' 5" (2.99m x 1.95m) (max less wardrobe)

Family Bathroom 6' 4" x 6' 1" (1.93m x 1.85m)

Outside

To the front is a concrete driveway allowing parking for two vehicles. Adjacent to this is a low maintenance front garden with an ornamental feature in the centre containing a small tree.

To the side are double gates leading to the south-facing rear garden. The garden is mostly laid to lawn with an Indian stone patio closest to the house and a small border containing shrubs. A useful wooden storage shed also exists, together with an outside water tap and light.



TOTAL FLOOR AREA: 867 sq ft (80.5 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, costs and any other facts 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 a guide only. The purchaser must verify the accuracy of the plan and any other facts by visiting the property. The plan is not intended to be used as a basis for any legal proceedings. The plan is not intended to be used as a basis for any legal proceedings. The plan is not intended to be used as a basis for any legal proceedings. Made with Metapix ©2015

Barker Healey

PROPERTY



Printed by Ravensworth 01670 713330



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.