



161 Masons Place, Newport.

Offers in the region of **£265,000**

Having been extended and modernised by the current owners in recent years, this very well presented 3 Bedroom semi-detached property now boasts a 21ft Kitchen/Diner (with a full range of built-in appliances), a Downstairs Shower Room, a cosy Lounge (with folding doors to the Kitchen/Diner - making it perfect for entertaining) and a lovely landscaped rear garden. Being situated within easy reach of all Newport's schools and amenities, it is ready to move straight into and also benefits from No Upward Chain!

Briefly comprising Entrance Porch, Entrance Hallway, Downstairs Shower Room, contemporary Kitchen/Diner, Lounge, 3 Bedrooms and a Family Bathroom, externally there is ample driveway parking to the front and an enclosed garden to the rear. With a fully boarded and easily accessible loft storage space, an updated gas combination boiler and uPVC windows and doors throughout, viewing is highly recommended to appreciate all this family home has to offer. EPC Rating C. Council Tax Band C.

161 Masons Place Newport Shropshire

Property entered via sliding part-glazed uPVC door into

Entrance Porch 8' 2" x 2' 1" (2.49m x 0.64m)
uPVC door into

Entrance Hallway 12' 9" x 6' 1" (3.89m x 1.85m)
Providing access to all downstairs rooms and stairs to first floor. Useful understairs cupboard.

Downstairs Shower Room 11' 2" x 4' 3" (3.40m x 1.29m)

Kitchen/Diner 21' 11" x 10' 10" (6.68m x 3.30m) (max)
Double French doors from the dining area and single door from the Kitchen into the garden.

Lounge 12' 9" x 10' 3" (3.89m x 3.12m) (max)

Upstairs to
first floor landing providing access to all Bedrooms and Bathroom. Large loft hatch to fully boarded loft (with gas combination boiler) entered via a drop down loft ladder.

Bedroom 1 12' 10" x 9' 9" (3.91m x 2.97m) (max)
With two sets of fitted wardrobes.

Bedroom 2 10' 8" x 9' 9" (3.25m x 2.97m)

Bedroom 3 10' 1" x 6' 5" (3.07m x 1.96m) (max)
With a fitted double wardrobe over the stairs bulk-head.

Family Bathroom 6' 5" x 6' 3" (1.96m x 1.91m)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Outside

To the front the property is a block paved driveway providing ample parking. Low level brick walls exist at either side with a shale border to one side. A paved passageway to the right hand side leads to a pedestrian wooden gate which provides access to the enclosed rear garden.

The rear garden is partially laid to lawn with a large Indian stone paved patio area, decked patio area, a useful wooden storage shed and well stocked borders to the perimeter. Outside light and water tap.



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PROPERTY



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