



57 Fishers Lock, Newport.

Offers in the region of **£365,000**

Since purchasing this 4 Bedroom link-detached property in 2021, the current owner has carried out a steady programme of modernisation works which include the creation of a beautiful open-plan Kitchen/Diner (with bi-fold doors to the garden), the fitting of a fabulous new high quality Bathroom offering a bath and separate shower cubicle (only done in February of this year) the installation of engineered oak flooring to the Lounge and Entrance Hallway, the introduction of a gas combi-boiler and re-decoration and updated carpets throughout! Benefitting from all 4 Bedrooms being doubles, this light and airy house boasts plenty of storage space and is ready for the next occupant(s) to move straight into and enjoy!

Briefly comprising Entrance Hallway, 20ft Lounge, Downstairs W.C., Walk-in Store, Kitchen/Diner (with a range of built-in Neff appliance and quartz worksurfaces), Utility Room, 4 Bedrooms and Family Bathroom, externally there is an Attached Garage (with direct access from the Utility Room), ample driveway parking and a lovely rear garden with stunning views over Newport canal. uPVC D.G. & Gas C.H. Council Tax Band D. EPC Rating TBC.

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www.barkerhealey.co.uk

57 Fishers Lock Newport Shropshire

Property entered via
part glazed uPVC door into

Entrance Hallway 14' 3" x 6' 0" (4.34m x 1.83m)
Doors to all downstairs rooms and door to

Walk-in Store 7' 8" x 4' 11" (2.34m x 1.50m)

Lounge 20' 1" x 11' 7" (6.12m x 3.53m)

Kitchen/Diner 20' 1" x 10' 10" (6.12m x 3.30m) (max)
Bi-fold doors to the rear garden. Opening to

Utility Room 5' 6" x 4' 7" (1.68m x 1.40m)
Part-glazed uPVC to the rear garden and door to the Attached Garage.

Downstairs W.C. 5' 6" x 3' 4" (1.68m x 1.02m)

Upstairs to
first floor landing which leads to all Bedrooms and Family Bathroom. Door to large storage cupboard.

Bedroom 1 11' 11" x 11' 0" (3.63m x 3.35m) (max excl. fitted wardrobes)

Bedroom 2 11' 0" x 8' 11" (3.35m x 2.72m) (max)

Bedroom 3 10' 11" x 8' 8" (3.32m x 2.64m) (min)

Bedroom 4 9' 11" x 8' 11" (3.02m x 2.72m) (min)

Family Bathroom 10' 3" x 5' 5" (3.12m x 1.65m)

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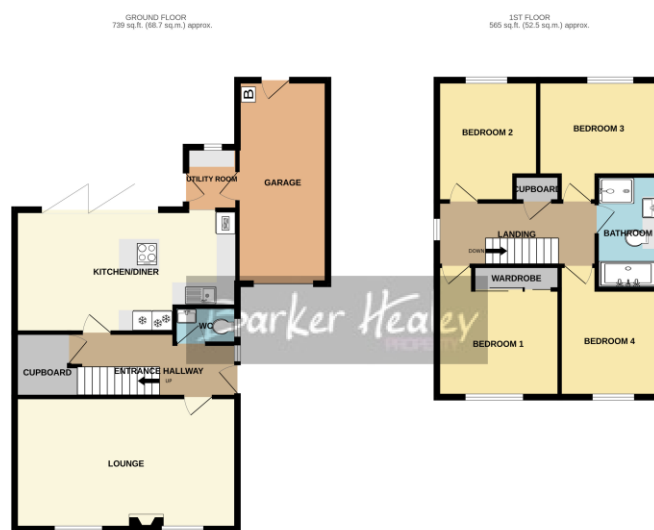
VIEWING STRICTLY BY APPOINTMENT ONLY

Attached Garage 18' 4" x 9' 4" (5.58m x 2.84m)
Up and over door to the front. Electric lighting and power.
Pedestrian door to the rear.

Externally

To the front is a double width tarmac driveway which leads to the Attached Garage. A lawned garden lies directly to the fore of the property with low level hedging to two sides and a border closest to the house containing mature plants.

To the rear is an enclosed garden which is mostly laid to lawn with borders to the perimeter. A pedestrian gate allows access to the canal bank. A porcelain slab patio area lies nearest to the property which provides a pleasant seating area and is accessible via large bi-fold doors from the Kitchen/Diner. Electric lighting. Water tap.

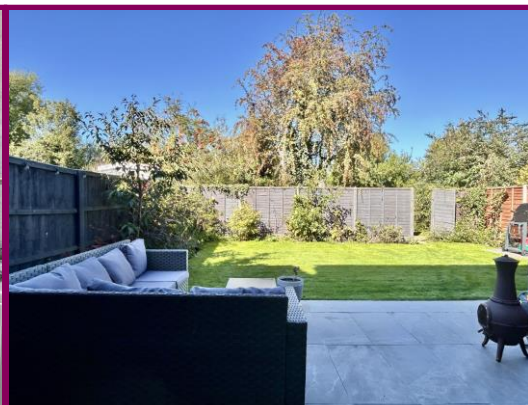


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PROPERTY



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