

**FOR SALE**

Offers in the region of £159,999

20 Egerton Road, Whitchurch, Shropshire,
SY13 1PD

This delightful mid-terrace house on Egerton Road is a fantastic opportunity for someone looking to be close by to the vibrant town centre of Whitchurch. The property boasts a well-proportioned sitting room, an extended kitchen/diner, and upstairs, a well appointed bathroom and two spacious bedrooms. There are gardens to the rear and a small area to the front. This property would be ideal for small families, couples, or individuals looking for extra space.



Whitchurch Town Centre 1/2 a mile, Whitchurch Train station 1/2 a mile, Nantwich 12 miles, Shrewsbury & Chester 20 miles. All distances are approximate.



- Charming Extended Home
- Feature Fire in the Lounge
- Two Reception Rooms
- Close to Town Centre
- Two Bedrooms, Bathroom
- Large Rear Garden

Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Brief Description

Halls are delighted to be instructed to sell 20 Egerton Road by private treaty.

This well presented and extended terraced home comprises a sitting room with feature wall, fireplace and log burning stove. There is a window to the front, wood laminate flooring and opening through to the dining room which has a window looking down into the garden, under stairs store cupboard and wood laminate flooring. The property has had a large kitchen extension and as a result has the largest kitchen in the row. The kitchen has a wide range of base and wall mounted units, work tops, space for a gas or electric cooker, space for a fridge freezer and plumbing for a washing machine. There is a window that overlooks the garden and a window and door to the small yard to the rear.

The stairs ascend from the dining room to the landing. There are two double bedrooms and a spacious bathroom which comprises panelled bath, separate shower, low flush W.C and wash hand basin. The bathroom also has a window to the rear and radiator. The property has gas fired central heating and double glazed windows.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



Gardens

The rear garden can be accessed from the house and there is also an alley way down the side of the property which is also shared by the three neighbouring properties who also have a right of access over the path to the rear to access their gardens. The large rear garden has a lawn, decked area, flower borders and a garden shed.

Directions

From the centre of Whitchurch drive up Talbot Street and at the top just before the builder yard turn left into Egerton Road and the property is located on the left hand side.

What 3 Words

scarf.revise.foreheads

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1695 021025

Council Tax - Shropshire

The current Council Tax Band is A on the Shropshire Council Register.

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Tenure - Freehold

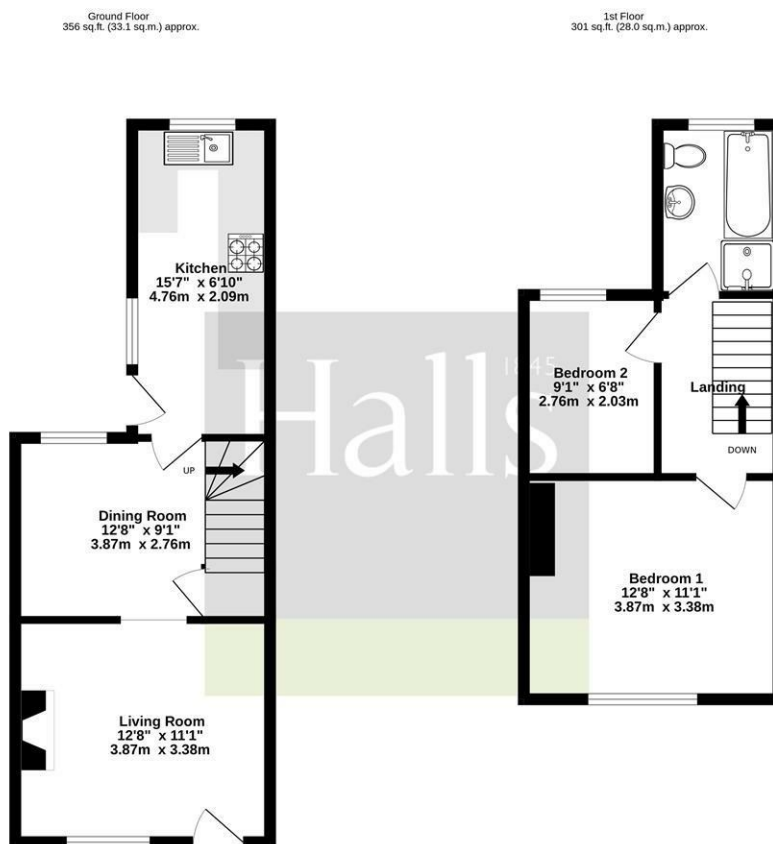
We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

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TOTAL FLOOR AREA: 657 sq.ft. (61.1 sq.m.) approx.

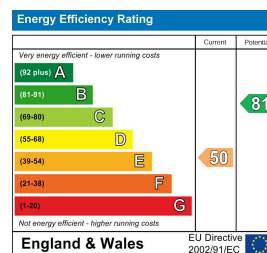
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.

Made with MyPlan 12/2025

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@halls.gb.com



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