

6 Allerton Road, Sundorne, Shrewsbury, Shropshire, SY1 4QH

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1. These particulars are set out as a general outline only for the guidance of intended purchasers or lessors and do not constitute part of an offer or contract.
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Offers In The Region Of £175,000

Viewing: strictly by appointment through the agent

Offered for sale with NO UPWARD CHAIN, is this neatly presented, deceptively spacious and particularly well proportioned three bedroom end of terrace house. The property is situated within this convenience residential location, close proximity to the local bypass, good local amenities and the Shrewsbury town centre. Viewing is recommended by the agent.

The accommodation briefly comprises of the following: Entrance hallway, L shaped lounge/diner, kitchen/breakfast room, first floor landing, three bedrooms, refitted shower room, separate WC, front and good size rear enclosed gardens, driveway, UPVC double glazing, gas fired central heating. NO UPWARD CHAIN.

The accommodation in greater detail comprises:

Canopy over, UPVC double glazed entrance door gives access to:

Entrance hallway

Having telephone point, coving to ceiling.

Door from entrance hallway gives access to:

L shaped lounge/diner

17'11 max x 17'1 max

Having UPVC double glazed window to front and rear, UPVC double glazed French doors giving access to rear gardens, coal effect gas fire set to a marble style hearth with matching fire surround, coving to ceiling, radiator.

Door from lounge/diner and from entrance hallway gives access to:

Kitchen/breakfast room

18'0 x 9'10 max reducing down to 6'9 min

Comprises: Eye level and base units with built-in cupboards and drawers, integrated oven and grill, four ring gas hob with cooker canopy over, fitted worktops with inset sink drainer unit with mixer tap over, UPVC double glazed window to front and rear, tiled floor, space for appliances, radiator, UPVC double glazed door giving access to rear of property.

From entrance hallway stairs rise to:

First floor landing

Having loft access, linen store cupboard housing gas fired central heating boiler.

Doors from first floor landing then give access to: Three bedrooms, refitted shower room and separate WC.

Bedroom one

12'3 x 10'0

Having UPVC double glazed window to front, radiator, over stairs storage cupboard.

Bedroom two

10'10 x 9'6

Having UPVC double glazed window to front, over stairs wardrobe, radiator, coving to ceiling.

Bedroom three

8'0 x 7'9

Having UPVC double glazed window to rear, built-in wardrobe, radiator, coving to ceiling.

Refitted shower room

Having corner shower cubicle, wash hand basin with storage cupboard below and mixer tap over, radiator, UPVC double glazed window to rear, wall mounted extractor fan.

Separate WC

Having low flush WC, UPVC double glazed window to rear.

Outside

To the front of the property there is a lawn garden bordered by mature hedging. To the side of this there is a tarmac driveway providing off street parking. Gated side access then leads to a paved pathway to the side of the property where there is a brick outhouse. Access is then given to the property's:

Good size rear gardens

Having large paved patio, outside cold tap and electricity point, lawn gardens with centralised paved pathway, inset shrubs and flowers, timber garden shed, lawn garden. The rear gardens are enclosed by fencing.

Services

Mains water, electricity, drainage and gas are all understood to be available to the property. None of these services have been tested. If there is a telephone installed it will be subject to British Telecom regulations.

COUNCIL TAX BAND C

Tenure

We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services

We offer a no obligation mortgage service through our

in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Referral fee disclaimer

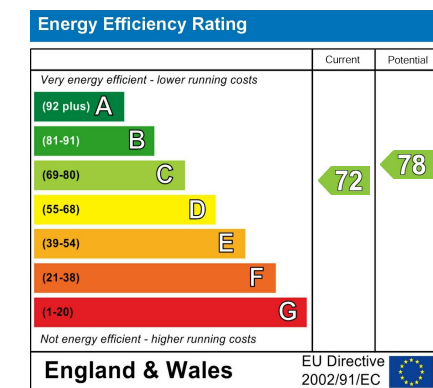
Guidance from the Consumer Protection from Unfair Trading Regulations 2008 requires the Estate Agency sector to address the issue of transparency of fees.

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Disclaimer

Any areas / measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION.

Holland Broadbridge attempts to ensure details are accurate. They do not guarantee them and viewers should rely on their own inspection and legal enquires.



FLOORPLANS

