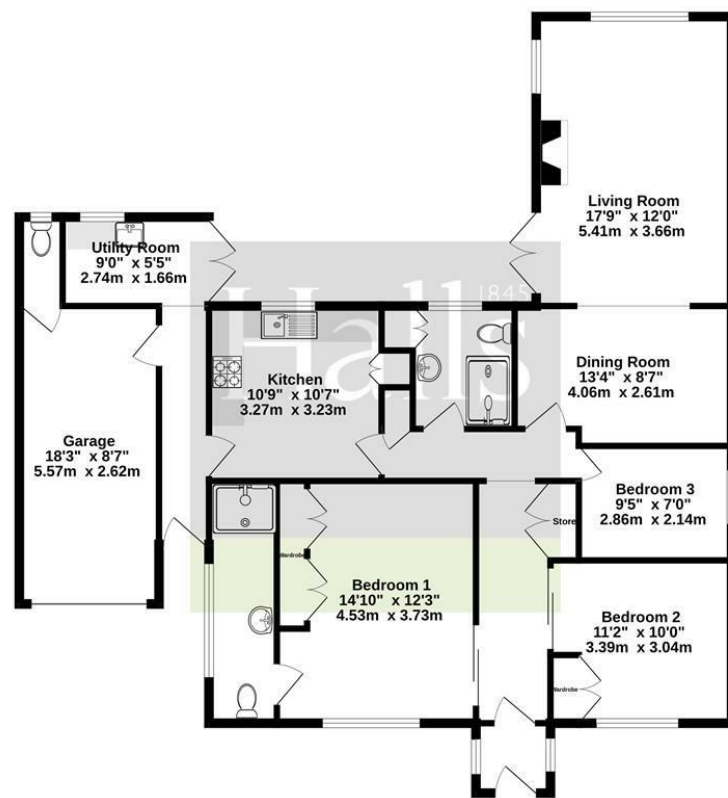


Ground Floor
1312 sq.ft. (121.9 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 as to their operability or efficiency can be given.
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161 ALKINGTON ROAD | WHITCHURCH | | SY13 1SX

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	
England & Wales	EU Directive 2002/91/EC

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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



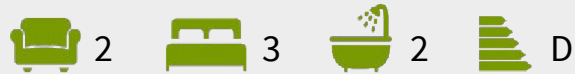
Halls 1845
WHITCHURCH SALES
8 Watergate Street | Whitchurch | Shropshire | SY13 1DW
☎ 01948 663230 ✉ whitchurch@hallsgb.com
🌐 www.hallsgb.com



This detached bungalow with far reaching views is located on Alkington Road and is being sold with NO CHAIN. The property comprises entrance porch, reception hall, living room, dining room, kitchen, three bedrooms, an en-suite and a shower room. There are mature gardens, a driveway and a garage with roller shutter door. The property will require some modernisation. It also has gas fired central heating and double glazed windows.

Offers in the region of £325,000

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. 2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. 4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



- Mature Detached Bungalow
- Spacious Accommodation
- No Upward Chain
- Spacious Driveway and Garage
- Generous, Mature Garden
- Wonderful Views Across Adjoining Countryside

LOCATION

The property is located within walking distance of Whitchurch Town Centre where there is excellent local shopping, schooling, recreational and leisure facilities. Whitchurch is vibrant market town and offers a wide range of cafes, restaurants and pubs.

Whitchurch is within daily commuting distance of surrounding towns and business centres of Chester, Shrewsbury, Telford, Wrexham, Nantwich and Crewe. The town also benefits from a main line rail link to Shrewsbury, Crewe and Manchester.

BRIEF DESCRIPTION

Halls are delighted to be selling 161 Alkington Road by private treaty.



This wonderful detached bungalow is being sold with NO CHAIN and it briefly comprises a spacious entrance porch and spacious reception hall with store cupboards and loft access. This leads through to the dining room, having a doorway into the living room with large picture window with far reaching views across adjoining countryside and landscaped rear garden. There are double doors to the garden. The kitchen has a range of units and drainer sink unit with space for a slim undercounter fridge and gas or electric cooker. The kitchen also has access to the side entrance lobby. There is a utility with drainer sink unit, washing machine and door to the rear garden.

The property has gas fired central heating and double glazed windows.

There are three bedrooms and a modern shower room with wash hand basin & W.C. The first bedroom having large picture window to the front, fitted furniture, and an en-suite shower with wash hand basin and W.C. The second bedroom has a window to the front and fitted wardrobes, and the third has a window to the side.

OUTSIDE & GARDENS

The property is accessed off Alkington Road onto a driveway suitable for a number of cars and a garage with roller shutter door, power and lighting as well as a door to W.C.

There is a low maintenance front garden with a number of shrubs and gravelled driveway, providing access down the side of the property to the rear garden where there are lawns, mature flower borders and a useful garden store shed.



DIRECTIONS

From the centre of Whitchurch Drive out on Mill Street and turn left into Highgate. After about 100 metres turn right into Alkington Road and continue until you reach the property which is located on the right.

WHAT 3 WORDS

///tightest.concerts.await

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.

LOCAL AUTHORITY - SHROPSHIRE

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



COUNCIL TAX - SHROPSHIRE

The current Council Tax Band is 'D' on the Shropshire Council Register.

VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1719 091225

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.

TENURE - FREEHOLD

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