Barker Healey PROPERTY









33 St Andrews Way, Church Aston

Offers in the region of £265,000

For anyone who likes a bit of peace and quiet, this modern, 3 Bedroom semi-detached property will suit you down to the ground! Being situated near the end of a tranquil Church Aston cul-de-sac, the only people you are likely to see from the lovely bay window in the Lounge, are those going to the other couple of properties which lie beyond this one. The view to the rear is equally leafy and the garden offers privacy, whilst still being within easy reach of all Newport's schools, shops and amenities.

Briefly comprising Lounge, contemporary Kitchen/Diner (with a range of built-in appliances), 3 Bedrooms (Bedroom 1 with walk-in wardrobe) and re-fitted Bathroom (with shower over bath), externally is a tandem Garage (being over 23ft long), front and rear gardens and ample driveway parking. Gas C.H. via a combi-boiler and uPVC windows throughout.
Being offered with No Upward Chain, it is an ideal family home or investment property alike! Council Tax Band B. EPC Rating D.

33 St Andrews Way Church Aston Newport Shropshire

Property entered via
part glazed uPVC door to the side into entrance hallway which provides access to downstairs rooms and stairs to first floor.

Lounge 16' 9" x 10' 8" (5.10m x 3.25m)
Double doors opening to

Kitchen/Diner 16' 10" x 13' 5" (5.13m x 4.09m) (max)
Integrated fridge, freezer, double oven/grill, electric hob and slimline dishwasher. Built in understairs storage cupboard. Fully glazed uPVC sliding door with window to the side leading out to the rear garden. Door to cupboard containing gas C.H. combi-boiler.

Upstairs to
first floor landing which provides access to all Bedrooms and Bathroom. Loft hatch with ladder & light.

Bedroom 1 10' 6" x 10' 5" (3.2m x 3.18m)
Door to

Walk-in Wardrobe 5' 8" x 4' 1" (1.73m x 1.24m)

Bedroom 2 10' 5" x 10' 8" (3.17m x 3.25m) (max)

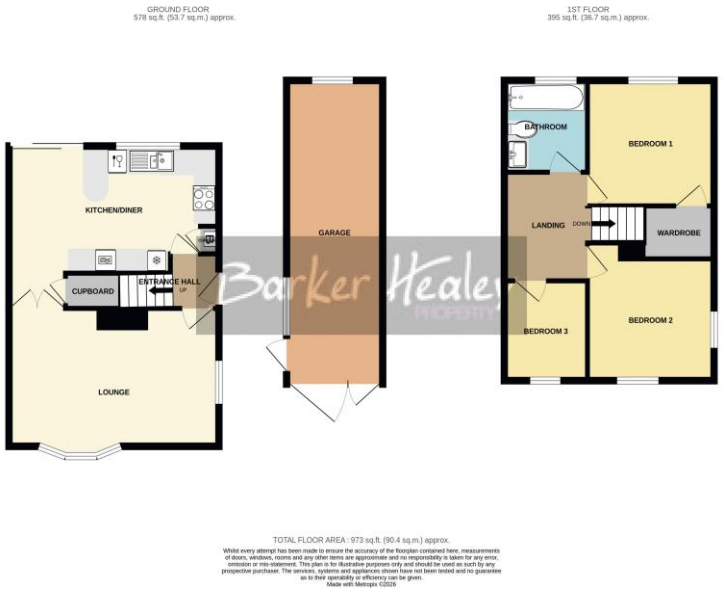
Bedroom 3 7' 7" x 6' 3" (2.31m x 1.91m)

Bathroom 8' 1" x 6' 2" (2.46m x 1.88m)
With shower over bath.

Externally
To the front of the property is a large gravelled area which may be either a low maintenance front garden or ample driveway parking. Paving lies adjacent to the house and leads to the Garage. Security lighting.

To the rear is a pleasant enclosed garden being centrally laid to lawn with paved pathways, patio areas and a wooden decked sun terrace with pergola furthest away from the house. Outside tap.

Garage 23' 8" x 7' 9" (7.21m x 2.36m)
Large tandem garage with a double and a single door to the front. Pedestrian door to and from the rear garden. Windows to the back and side. Electric power and lighting.



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