



56 Meadow View Road, Newport.

Offers in the region of **£240,000**

This mature 3 Bedroom semi-detached property offers the best of both worlds - not only does it benefit from a number of significant improvements in recent years including recently replaced windows, a modern gas C.H. boiler, an updated Attached Garage door, new internal doors to the first floor and re-decoration, but it also provides scope for further modernisation if desired. Also boasting a south-facing garden and being situated near the end the cul-de-sac, it is a fabulous family home with bags of potential!

Briefly comprising Entrance Hallway, Kitchen (with freestanding cooker included) Lounge opening onto the Dining Room, 3 Bedrooms (Bedroom 1 with built-in wardrobes) and Family Bathroom, there is driveway parking leading to the Attached Garage and gardens to the front and rear. uPVC D.G. & Gas C.H. throughout. Council Tax Band C. EPC Rating C. No Upward Chain!

56 Meadow View Road Newport Shropshire

Property entered via partially glazed composite door under storm porch into

Entrance Hallway 13' 1" x 5' 11" (3.98m x 1.80m)
Provides access to all downstairs rooms and stairs to first floor. Useful understairs storage cupboard.

Kitchen 10' 3" x 9' 11" (3.12m x 3.02m)
Part-obscure glazed door to the rear garden.

Lounge 13' 1" x 10' 11" (3.98m x 3.32m)

Dining Room 9' 10" x 8' 8" (2.99m x 2.64m)
Sliding uPVC doors to the rear garden.

Upstairs to
first floor landing which provides access to all Bedrooms and Family Bathroom. Door to airing cupboard.

Bedroom 1 11' 1" x 9' 8" (3.38m x 2.94m) (min plus doorway)
Two sets of double built-in wardrobes.

Bedroom 2 12' 8" x 9' 11" (3.86m x 3.02m) (max)

Bedroom 3 7' 11" x 7' 5" (2.41m x 2.26m) (max)

Family Bathroom 6' 4" x 5' 5" (1.93m x 1.65m)
With shower over bath.

Attached Garage 16' 0" x 7' 10" (4.87m x 2.39m)
Up and over door to the front. Door to the rear garden. Electric power and lighting.

Externally

To the front is a tarmacadam driveway which leads to the Attached Garage. Paving to the front door. The front garden is laid to lawn with a low level hedge to the fore.

The rear garden is mostly laid to lawn with a paved patio closest to the house, together with a slightly elevated paved seating area lying adjacent. A paved area suitable for a shed lies to the bottom of the garden and an empty ornamental pond is situated to one side.
Outside light.



TOTAL FLOOR AREA: 942 sq ft. (87.5 sq.m.) approx.
While 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 inaccuracy. Prospective buyers should satisfy themselves as to the accuracy of any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency when in use.
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