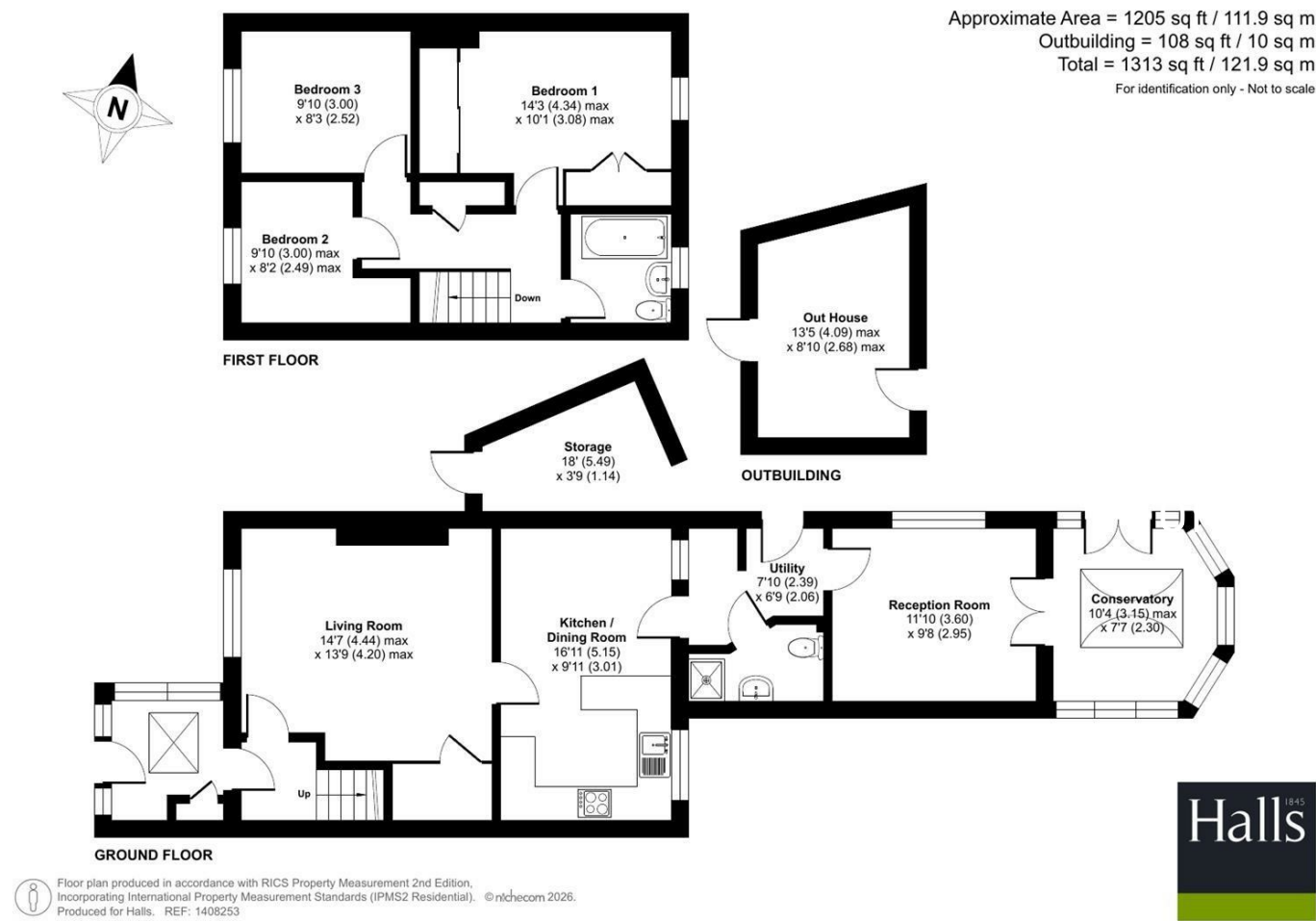


FOR SALE

4 Cross Likey Close, Churchstoke, Montgomery, SY15 6AQ



FOR SALE

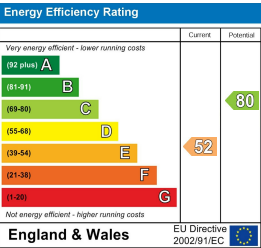
Offers in the region of £198,000

4 Cross Likey Close, Churchstoke, Montgomery, SY15 6AQ

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 Rating



A well presented three bedroom semi detached house, offering spacious accommodation and easily maintained gardens with off road parking, set on the edge of this desirable village.



01588 638 755

Bishops Castle Sales
33B Church Street, Bishops Castle, Shropshire, SY9 5AD
E: bishopscastle@hallsgb.com



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01588 638 755



- Neatly appointed accommodation
- Spacious rooms
- 3 bedrooms and 3 reception rooms
- Sizeable, easily maintained gardens
- Rear views over adjoining countryside
- Off road parking for 2 vehicles

DIRECTIONS

From Bishop’s Castle, proceed out of the town on the A488 and continue through Lydham. Take the first available left turn onto Owl’s Lane and follow this road through to the A489. Continue on this road until reaching Churchstoke. Proceed into Churchstoke and take the right turn opposite the Tuffins Supermarket, and the next immediate right turn into Cross Likey, follow this round round to the end where No 4 will be identified on the right hand side.

SITUATION

The property is situated on the edge of the village which offers an excellent range of local services including primary school, shopping centre, church, village hall, bowling green, allotments, and two pubs. The towns of Bishops Castle, Welshpool, Newtown and Shrewsbury, are within comfortable motoring distance and offer excellent employment, recreational and service opportunities. Regular bus service to nearby towns.

DESCRIPTION

4 Cross Likey is a spacious 3 bedroom semi detached house, offering rooms of pleasing dimension. The property is entered through a useful porch area which leads through to a small hallway with stairs rising to the first floor. From here an access door leads through to the main living area with feature log burning stove. An access door then leads through to the kitchen/dining area which has chequered flooring and provide a range of eye and base level cupboards with worktop space over and incorporates an electric oven and stainless steel sink unit and drainer. To complete the ground floor there is a utility area, 2nd reception room, conservatory with french doors leading out to the rear garden and useful downstairs shower room.

To the first floor, there are three good sized bedrooms and the family bathroom.

OUTSIDE

To the front, there is a tarmacadam driveway providing parking for numerous vehicles, whilst also giving pedestrian access to the front of the property. The is also a side access gate leading through to the rear gardens.

The rear gardens comprise a patio seating area, AstroTurf lawns for ease of maintenance and also a garden shed and useful workshop/outbuilding.

GENERAL REMARKS

5 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.

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity and drainage are understood to be connected. Electric heating. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band ‘C’ on the Powys Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.