



Helping *you* move



59 Belton Road, Whitchurch, SY13 1HZ

A charming three bedroom semi-detached house situated in a peaceful location on the fringe of Whitchurch. Beautifully presented throughout and with the added benefit of a driveway and good size rear garden. VIEWING HIGHLY RECOMMENDED.

Offers In Region Of
£250,000

Overview

- Charming Semi-Detached House
- Three Bedrooms
- Beautifully Presented Throughout
- Generous Lounge
- Kitchen/Diner
- Family Bathroom
- Good Size Garden
- Countryside Views
- Quiet Edge of Town Location
- Viewing Recommended



“This charming three bedroom semi-detached house is situated in a quiet location on the fringe of Whitchurch yet is still within walking distance of the town centre. Beautifully presented throughout, it is a wonderful family home that backs onto open fields with countryside views and it also has the added benefit of off road parking to the front and a good size rear garden. The ground floor accommodation includes an Entrance Hall, generous Lounge, Kitchen/Diner and Rear Porch. To the first floor are Three Bedrooms and a Family Bathroom with modern suite. With so much to offer, it is likely this lovely home won't be around for long so don't miss out, call us now to book your viewing.”

LOCATION

Situated in the busy market town of Whitchurch which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which offers great recreational facilities. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, London and Birmingham plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



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TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains electricity, gas, water and drainage are available. Gas central heating. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.



VIEWING ARRANGEMENTS

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk

HOW TO FIND THIS PROPERTY

From the centre of town proceed into Wrexham Road, continue along the road and then take the left turn into Belton Road where the property can be found after a short distance on the left hand side.

ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

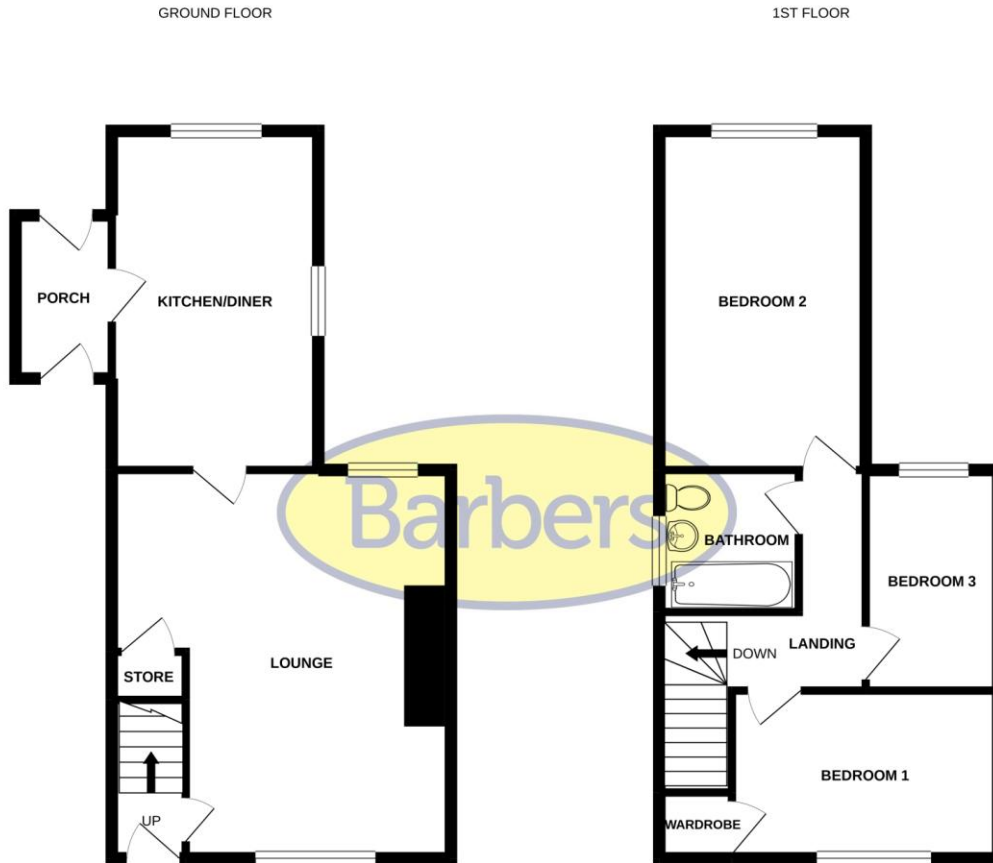
AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH29985 11112021



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 mis-statement. 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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LOUNGE

18' 4" x 16' 0" (5.59m x 4.88m) max

KITCHEN/BREAKFAST ROOM

16' 0" x 9' 9" (4.88m x 2.97m)

BEDROOM ONE

12' 7" x 7' 9" (3.84m x 2.36m)

BEDROOM TWO

15' 9" x 10' 0" (4.8m x 3.05m)

BEDROOM THREE

10' 2" x 5' 9" (3.1m x 1.75m)

FAMILY BATHROOM

6' 8" x 6' 7" (2.03m x 2.01m)

Selling your home?

If you are considering selling your home please contact us today for your no obligation free market appraisal.

Our dedicated and friendly team will assist you 6 days a week. Get in touch today!

Tel: 01948 667272

WHITCHURCH

34 High Street, Whitchurch SY13 1BB | Tel:

01948 667272

South West of Cheshire

Barbers

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.