



Helping *you* move



## 6 Egerton Road, Whitchurch, SY13 1PD

Offered for sale with NO UPWARD CHAIN. A mature three bedroom mid terrace house with good size rear garden, situated within easy walking distance of the town centre and local schools.

Offers In Region Of

**£135,000**

### Overview

- Mid Terrace House
- Three Bedrooms
- No Upward Chain
- Two Reception Rooms
- Kitchen
- Bathroom and Shower Room
- Good Size Rear Garden
- Walking Distance of Town Centre and Local Schools
- EPC C



***“Offered for sale with no upward chain, this three bedroom mid terrace house is situated within walking distance of the town centre and local schools. It is ideal for first time buyers, buy to let investors or those looking to downsize and the ground floor accommodation briefly comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility Area and downstairs Bathroom. To the first floor are Three Bedrooms and a Shower Room. Outside, there is a rear garden mainly laid to lawn with a paved patio.”***

### LOCATION

The property is 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 less than a mile away and 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](mailto:whitchurch@barbers-online.co.uk)

## HOW TO FIND THIS PROPERTY

At the town's traffic lights situated in Bridgewater/Brownlow Street turn into Talbot Street, then take the second left into Egerton Road, continue on and the property can be found after a short distance on the left hand side.

## ENERGY PERFORMANCE

EPC C. 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.

WH29955 05112021



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix 10/2021

#### LOUNGE

14' 1" x 13' 11" (4.29m x 4.24m)

#### DINING ROOM

14' 0" x 12' 0" (4.27m x 3.66m)

#### KITCHEN

7' 7" x 7' 2" (2.31m x 2.18m)

#### BATHROOM

9' 7" x 4' 9" (2.92m x 1.45m)

#### BEDROOM ONE

11' 2" x 9' 3" (3.4m x 2.82m)

#### BEDROOM TWO

12' 0" x 7' 10" (3.66m x 2.39m)

#### BEDROOM THREE

12' 0" x 5' 6" (3.66m x 1.68m)

## 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

For further information please contact us on 01948 667272

**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.