



Helping *you* move



34 Egerton Road, Whitchurch, SY13 1PA

Offers in the Region of
£124,950

Offered for sale with NO UPWARD CHAIN. A mature two bedroom mid terrace house conveniently situated within easy walking distance of the town centre and local schools.

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Overview

- Mature Mid Terrace House
- Two Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- No Upward Chain
- Convenient for Town Centre and Local Schools
- Rear Garden
- Ideal for First Time Buyers or Buy to Let Investors
- EPC D, Council Tax Band A



Location

Situated in the historic North Shropshire market town of Whitchurch, which sits on the Shropshire/Cheshire/Clwyd borders, and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within approximately 16 to 22 miles.

Brief Description

Offered for sale with no upward chain, this mature two bedroom mid-terrace house is conveniently situated within easy 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 accommodation comprises Entrance Hall, Lounge with bay window, Dining Room, Kitchen, Two Bedrooms and a Family Bathroom. Outside, there is a good size lawned garden to the rear.



Your Local Property Experts

01948 667272



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 Band A. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains water, drainage, gas and electricity are available. 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.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk



DIRECTIONS

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 right hand side.

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.

ENERGY PERFORMANCE

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

METHOD OF SALE

For Sale by Private Treaty.

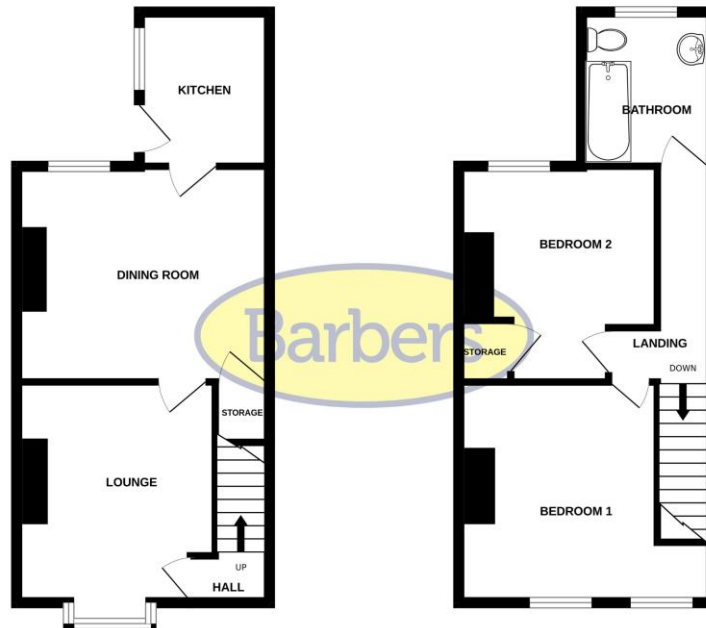
AML REGULATIONS

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.

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GROUND FLOOR

1ST FLOOR



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 errors, omissions or mis-statements. 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

11' 7" x 9' 8" (3.53m x 2.95m) excluding bay window

DINING ROOM

12' 9" x 11' 6" (3.89m x 3.51m)

KITCHEN

8' 2" x 6' 9" (2.49m x 2.06m)

BEDROOM ONE

12' 9" x 11' 2" (3.89m x 3.4m)

BEDROOM TWO

11' 8" x 9' 7" (3.56m x 2.92m)

BATHROOM

8' 2" x 6' 9" (2.49m x 2.06m)

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

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Email: whitchurch@barbers-online.co.uk



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.