

A first floor maisonette in good order throughout having its own rear garden, garage and parking area.



- 2 bedrooms
- Fitted kitchen
- UPVC double glazing
- Rear garden
- Garage and parking area
- NO CHAIN

**Offer in the region of
£112,500**

The Property

87 Eckford Park is ideally located a short walk from the town centre, shops and local amenities.

The property has its own private entrance, and is entered under a canopy style porch into an entrance hallway, with stairs leading to the first floor.

The first floor has access to a fully lagged loft, an airing cupboard, and doors to various rooms off.

The lounge overlooks open countryside to the rear of the property, with a storage cupboard, and both telephone and TV points.

A door from the lounge leads into the kitchen, with a comprehensive range of wall and base units with worktops over, sink unit, and gas oven and hob. There is also partial ceramic tiling to walls, and plumbing for a washing machine. A rear aspect window also overlooks open countryside.



There are two bedrooms, one of which will fit a double bed and has a large bay window.

The bathroom is fully tiled all around, and comprises a white suite with corner shower cubicle with electric shower, had basin and WC.

Outside

To the front of the property, there is a pathway leading to the front porch, and to the rear, there is a lawned area, with mature shrubs and plants. The property also benefits from its own parking area, and detached single garage with up and over door.

Room Sizes:

First Floor Hallway: 11'8" x 3'3"

Lounge: 13'4" x 12'9"

Kitchen: 8'3" x 7'7"

Bedroom 1: 14'4" x 9'9" into bay window

Bedroom 2: 9' x 8'2"

The Local Area

87 Eckford Park is ideally located on the outskirts of the market town of Wem in a quiet cul-de-sac. There are excellent doctors, dentists, schools and independent shops within the town, as well as a supermarket and a good selection of pubs and eateries.

The larger towns of Shrewsbury and Whitchurch are only a few miles drive away, and there are rail links directly from Wem Station to Crewe to the north, and Shrewsbury, Birmingham and London to the south.



Council Tax Band

A

Local Authority

Shropshire Council

Services

Mains water, drainage, gas and electricity. Wall mounted heaters.

Viewing

Strictly by appointment with Harfitts

Tenure

We understand the property is Leasehold, although purchasers are advised to confirm details with their solicitor

All measurements are approximate and are for identification purposes only

Ground Rent

We believe that an annual Ground Rent of £100pa is payable to the landlord.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

VALUATIONS

For a free no obligation valuation of your own property please call us on 01939 232775

MORTGAGE ADVICE

We can put you in contact with expert independent financial advisors, please ask for details

SURVEYS

Please ask us for details of local surveyors

Agent's Notes

Harfitts for themselves and for the vendors or lessors of this property, whose Agents they are, give notice that:

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