



Helping *you* move



3 The Chestnuts, Hinstock, TF9 2SX

This is a spacious One Bedroom Semi-Detached Bungalow with plenty of Parking to the front and an enclosed rear Garden – and is offered to the market with No Upward Chain.

Offers In Region Of
£170,000

Overview

- Semi-Detached One Bedroom Bungalow
- Redecorated and New Carpets Throughout
- Lounge with Log Burner Fireplace
- Modern Kitchen, Bathroom
- Double Bedroom with Built-In Wardrobes
- Generous Rear Garden, Large Gravelled Driveway
- No Upward Chain
- Council Tax Band – A
- EPC Rating - D



Brief Description

The spacious accommodation is set around the central Hallway which has a useful storage cupboard and loft Access. There's a Double Bedroom with built-in wardrobes, Bathroom with a panelled bath which has a Triton electric shower over, L-Shaped Kitchen with a good range of units and space for your cooker, washing machine and fridge - and a generous Lounge with a multi-fuel stove and patio doors out to the rear Garden.

Externally there is a private enclosed rear Garden which is mainly laid to lawn, and a gravelled frontage provides ample parking. Also not forgetting the semi-rural location on the outskirts of the popular village of Hinstock, this is an excellent property that will not fail to impress any interested buyer.

Location

Situated to the edge of the popular village of Hinstock - which is almost equidistant between the Shropshire market towns of Market Drayton and Newport. The village offers an historic Church, Primary School and Nursery, Village Hall, Post Office/Country Store and a Cricket Club.

The excellent access to the A41 means that Whitchurch, Telford, Shrewsbury and Stafford are within commutable distance, as are rail and motorway links.



Your **Local** Property Experts

01630 653641

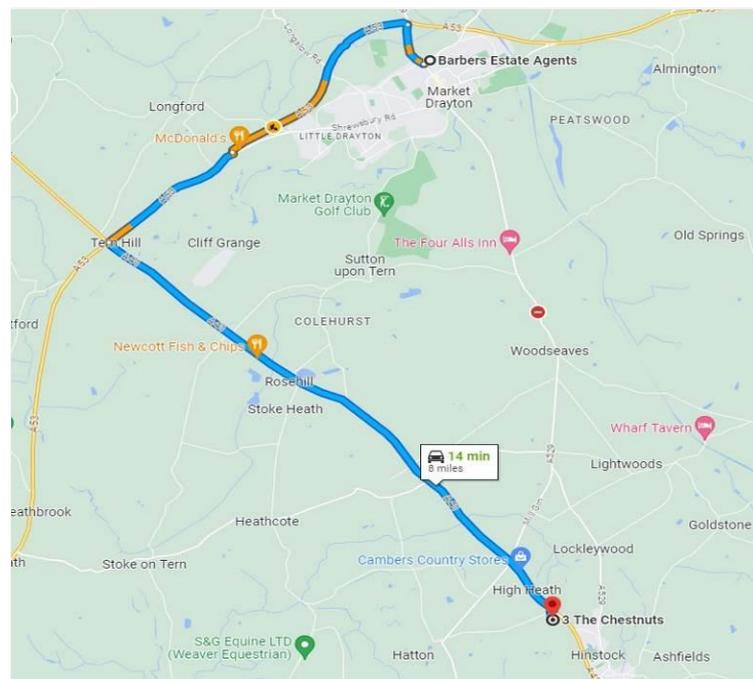


Useful Information

TO VIEW THIS PROPERTY: Please contact our Market Drayton Office on 01630 653641 or email the team at: marketdrayton@barbers-online.co.uk

SERVICES: We are advised that mains water, drainage and electricity are available with oil fired 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.

LOCAL AUTHORITY: Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

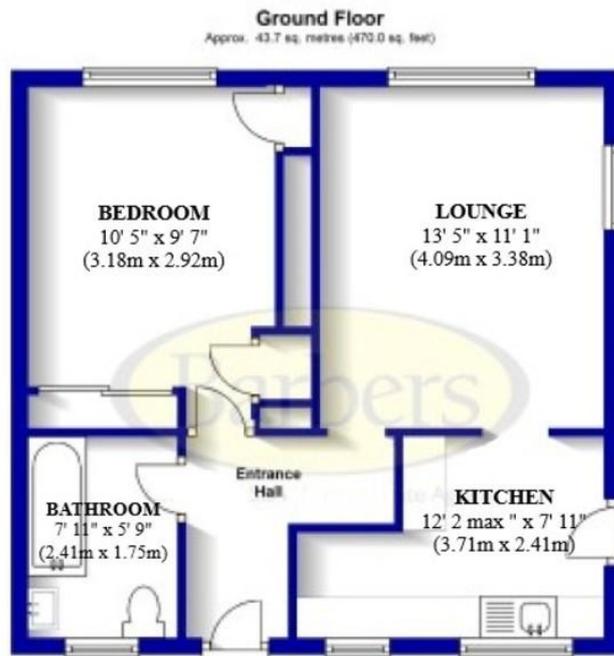


DIRECTIONS: Leave Market Drayton on the A53 towards Shrewsbury and at Tern Hill roundabout bear left on the A41. After approximately 4.5 miles turn right on Hatton Lane and immediate left onto The Chestnuts where the property will be found on the left-hand side and can be identified by our For Sale board.

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.

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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Total area: approx. 43.7 sq. metres (470.0 sq. feet)

Please do not scale.

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration. The contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using The Mobile Agent.



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: 01630 653641

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.

**BARBERS ESTATE AGENT: Tower House, Maer Lane,
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www.barbers-online.co.uk