



Helping *you* move



49 Egerton Road, Whitchurch, SY13 1PA

NO UPWARD CHAIN. A charming mature two double bedroom mid terrace house situated in a popular residential area of Whitchurch and within easy walking distance of the town centre and local schools.

Offers in the Region of

£137,500

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Overview

- Charming Mid Terrace House
- Two Double Bedrooms
- No Upward Chain
- Light and Airy Lounge/Dining with Log Burner
- Kitchen
- Good Size Bathroom
- Popular Residential Location
- Enclosed Rear Garden
- Convenient for Town Centre and Local Schools
- 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

This is a great opportunity to purchase a charming mature two bedroom mid-terrace house offered for sale with no upward chain and situated in a popular residential area of Whitchurch within easy walking distance of the town centre and local schools. It is an ideal starter home but would also suit buy to let investors or those looking to downsize. The property has a lovely cottage feel with exposed brickwork to the fireplace and the internal doors have been stripped back to the original wood. It offers good size accommodation comprising Entrance Hall, open plan Lounge/Diner with log burner and plenty of natural light, Kitchen, Two Double Bedrooms and a spacious Family Bathroom. Unusually for a terraced house, no neighbours have a right of access across the back of the property and there is a good size enclosed garden, mainly laid to lawn with a decked seating area.



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 667272 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 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.

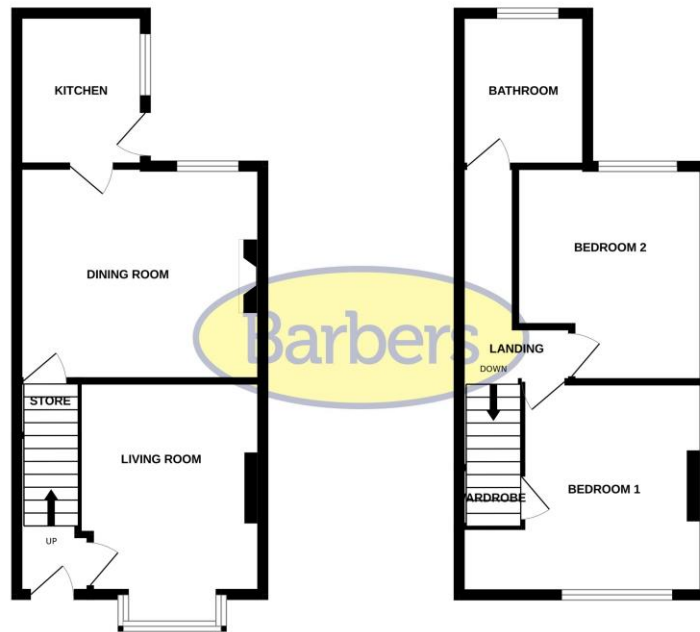
AML REGULATIONS

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.

WH33456 180823

GROUND FLOOR

1ST FLOOR



While every attempt has been made to ensure the accuracy of the facilities 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 capability or efficiency can be given.
Made with floorplan 12/2023

LOUNGE/DINING ROOM

24' 9" narrowing to 6'9" x 12' 7" (7.54m x 3.84m)

KITCHEN

8' x 5' 4" (2.44m x 1.63m)

BEDROOM ONE

12' 9" x 11' 3" (3.89m x 3.43m)

BEDROOM TWO

11' 6" x 9' 8" (3.51m x 2.95m)

BATHROOM

8' 1" x 6' 6" (2.46m x 1.98m)

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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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.