



Helping *you* move



32 Rydal Avenue, Whitchurch, SY13 1ET

Offers in the Region of
£185,000

Offered for sale with NO UPWARD CHAIN, a mature three bedroom semi-detached house with large garden, great size driveway and single garage.

32 Rydal Avenue, Whitchurch, SY13 1ET

Overview

- Mature Semi-Detached House
- Three Bedrooms
- Requires Modernisation
- Quiet Residential Location
- No Upward Chain
- Great Size Driveway
- Single Garage
- Large Rear Garden
- Viewing Recommended
- EPC TBC
- Council Tax Band A



Brief Description

Tucked away in a quiet cul-de-sac in a popular area of Whitchurch, 32 Rydal Avenue has been a much loved home for this family for the last 40 years and now it is time for the next generation to put their own stamp on it and make it their lovely new home. Needing modernisation throughout, this Three Bedroom Semi Detached House has a bright Entrance Hall leading to the Lounge and then double doors into the Kitchen Diner with a lean to Conservatory off it, overlooking the surprisingly Large Rear Garden. The first floor comprises two Double Bedrooms, a single Bedroom and the Bathroom. Externally, there is ample driveway parking leading from the front of the property to the Single Garage that has a Store Room attached. The rear garden is mainly laid to lawn with mature shrubs and small trees, with several seating areas dotted throughout; the end of the garden pleasantly overlooks a brook. This home has been priced to reflect that a programme of upgrading is now needed and viewing is recommended to appreciate the potential it has. No upward chain.

Location

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, four large supermarkets and other major retailers. The renowned Hill Valley Hotel, Golf & Spa is located on the outskirts of the town which 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.



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 electricity, gas, water and drainage 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website.
<https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From the traffic lights head towards Shrewsbury, passing the Fire Station and Victoria Garage, at the mini roundabout go straight over and immediately turn left into Edgeley Road, continue on then turn left again into Rydal Avenue before bearing right where the property can be found after a short distance on the left 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 TBC. 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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SPACE FOR FLOORPLAN

LOUNGE

14' 3" x 13' 0 max" (4.34m x 3.96m)

KITCHEN DINER

17' 9" x 9' 8" (5.41m x 2.95m)

LEAN TO CONSERVATORY

16' 2" x 6' 9" (4.93m x 2.06m)

BEDROOM ONE

11' 5" x 9' 4" (3.48m x 2.84m)

BEDROOM TWO

11' 0" x 9' 9" (3.35m x 2.97m)

BEDROOM THREE

8' 8" x 8' 0" (2.64m x 2.44m)

BATHROOM

6' 5" x 5' 4" (1.96m x 1.63m)

GARAGE

16' 2" x 9' 1" (4.93m x 2.77m)

STORE ROOM

9' 3" x 8' 9" (2.82m x 2.67m)

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.