



Helping *you* move



## 24 George Street, Whitchurch, SY13 1NY

Offers in the Region of  
**£145,000**

NO UPWARD CHAIN. A three bedroom end terrace house in need of modernisation but with fantastic potential, situated within walking distance of the town centre and local schools.

# 24 George Street, Whitchurch, SY13 1NY

## Overview

- End Terrace House
- Three Bedrooms
- No Upward Chain
- In Need of Modernisation
- Good Size Garden
- Within Walking Distance of Town Centre and Local Schools
- Fantastic Potential
- Lounge, Kitchen
- Family Bathroom
- Council Tax Band A
- EPC TBC



Offered for sale with no upward chain, this three bedroom end terrace home presents an exciting opportunity for those looking to put their personal stamp on a property. In need of modernisation, it offers a fantastic canvas for a new owner to create their ideal living space. Located just a short walk from the town centre and within easy reach of local schools, this property is suited to families, first-time buyers, or investors alike and the accommodation includes an Entrance Hall leading to the Lounge, Kitchen with a walk-in pantry cupboard, providing plenty of storage and there's the added convenience of a ground floor WC. Upstairs, the property boasts three good-sized bedrooms, offering ample space for family living. The Family Bathroom completes the first floor and is ready for a refresh to suit your taste. Outside, a wrought iron gate opens onto a path which leads to the front entrance. The front and side gardens are laid to lawn and there is also a paved garden to the rear.

## 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.



#### 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](mailto:whitchurch@barbers-online.co.uk)

#### DIRECTIONS

At the town's traffic lights situated in Bridgewater / Brownlow Street turn into Talbot Street, thereafter take the left hand turn into Egerton Road, proceed along and take the right hand turn into George Street 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.

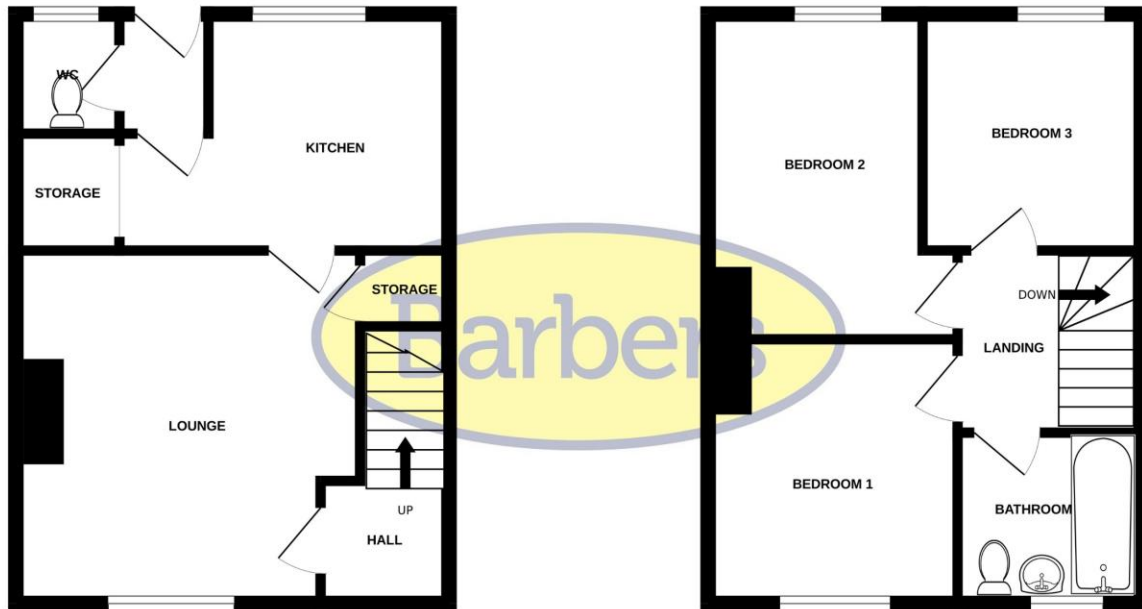
#### AML REGULATIONS

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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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 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 operability or efficiency can be given.  
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**LOUNGE**  
13' 5" x 13' 1" (4.09m x 3.99m) max

**KITCHEN**  
12' 6" x 8' 8" (3.81m x 2.64m) max

**BEDROOM ONE**  
10' 2" x 10' 0" (3.1m x 3.05m)

**BEDROOM TWO**  
12' 5" x 7' 7" (3.78m x 2.31m)

**BEDROOM THREE**  
9' 4" x 8' 4" (2.84m x 2.54m)

**BATHROOM**  
5' 9" x 5' 6" (1.75m x 1.68m)

## 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

34 High Street, Whitchurch, SY13 1BB

Tel: 01948 667272

Email: [whitchurch@barbers-online.co.uk](mailto: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.