



FOR SALE

Guide price £350,000

The Hawthorns, Stanley Green,
Whixall, Shropshire, SY13 2NE

Sitting on a generous plot is this nicely situated detached bungalow that requires a certain amount of updating. The property currently has three reception rooms and two bedrooms but could easily be re-modelled, and a particular benefit is the detached outbuilding which is made up of a double width garage and adjoining large workshop and store with ample parking to the front. This property will generate a lot of interest so early inspection is highly advised.



Whitchurch 4 miles, Ellesmere 8 miles, Shrewsbury 16 miles, Chester 25 miles, Prees Station 1.5 miles. All distances approximate.



- **Detached Bungalow**
- **Requiring Updating**
- **Two/Three Bedrooms**
- **Generous Plot**
- **Double Garage & Workshop**
- **Popular Rural Location**

DESCRIPTION

A nicely situated detached bungalow that requires a certain amount of updating and re-modelling.

A particular feature of the property is the detached outbuilding which is made up of a double width garage and adjoining large workshop and store with ample parking to the front.

A generous plot with countryside views from the front and side.

LOCATION

The Hawthorns is situated in the heart of attractive unspoilt North Shropshire countryside, in a particularly peaceful rural setting. Whilst enjoying the peace and tranquility of its location, it is still within easy motoring distance of the nearby North Shropshire towns of Whitchurch (4 miles) and Ellesmere (8 miles), both of which have an excellent range of local shopping, recreational and educational facilities.

The county towns of Shrewsbury (16 miles) and Chester (25 miles) are both also within easy motoring distance and have a more comprehensive range of amenities of all kinds. There is a railway station at Prees (1.5 miles) that provides links to Shrewsbury and Crewe.

ENTRANCE HALL

Single glazed entrance door with side panel, radiator, access to the roof space.

BEDROOM THREE/SITTING ROOM

4.22m x 4.52m ex bay (13'10" x 14'10" ex bay)

Single glazed round bay window to the front, open fireplace with cupboards in the alcove to the side (behind these cupboards are double doors that open into the adjacent lounge, and could be re-instated if required), radiator, fitted wall lights.

LOUNGE

4.52m x 3.61m into alcove (14'10" x 11'10" into alcove)

Twin aspect room with single glazed round bay window to the front, and double glazed window to the side, open fireplace with cupboards and shelving in the alcove to the side, radiator, fitted wall lights, TV point, square archway to the;

DINING AREA

2.41m x 2.41m (7'11" x 7'11")

Double glazed window to the side, telephone point, radiator, open plan with dividing peninsular unit to the;

KITCHEN

4.37m x 2.69m (14'4" x 8'10")

Fitted with a double drainer steel sink having a mixer tap, there are base and wall cupboards, work tops and tiled splash backs. A single glazed inner window overlooks the family room, doors to the entrance hall and the rear lobby.

REAR LOBBY

Double glazed window to the side, doors to the utility room and the cloakroom, open plan to the;

FAMILY ROOM

4.11m x 3.02m (13'6" x 9'11")

Double glazed window to the rear, radiator, TV point, door to the;

REAR PORCH/CONSERVATORY

5.31m min x 1.68m (17'5" min x 5'6")

Double glazed windows on masonry base with door to the rear garden.

UTILITY ROOM

2.67m x 2.54m (8'9" x 8'4")

Fitted with wall cupboards, plumbing for a washing machine, oil fired central heating boiler, double glazed window to the rear, tiled walls and ceramic tiled floor, access to the roof space. Optional system for 'Soft water' from localised well.

CLOAKROOM

Coloured suite of wash basin in vanity unit with a cupboard below, WC, fully tiled walls, radiator, double glazed window to the rear.

BEDROOM ONE

3.63m x 3.02m to wardrobes (11'11" x 9'11" to wardrobes)



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Single glazed inner window to the rear porch/conservatory, a range of built-in bedroom furniture to include two double wardrobes, drawers in a vanity/dresser unit, fitted wash basin with tiled splash backs, radiator.

BEDROOM TWO

3.63m x 3.63m ex bay (11'11" x 11'11" ex bay)

Secondary glazed round bay window to the front, radiator.

BATHROOM

Coloured suite of bath, pedestal wash basin, WC, fully tiled walls, radiator, single glazed inner window to the rear porch/conservatory.

OUTSIDE FRONT

A block paved driveway gives ample parking and leads to the garages and workshop. A path leads to the front door and there is a well maintained front garden with lawn and shrub and flower borders and beds. To the side of the property is a further generous garden area, mainly laid to lawn. The property enjoys countryside views to the front.

OUTSIDE REAR

The rear garden is mainly laid to lawn with a covered area to the rear of the workshop, there is a further covered wood store and two greenhouses, all being wall enclosed. There is a pathway that leads to the to the front of the property.

OUTBUILDING

There is a useful outbuilding of generous size adjacent to the main bungalow which comprises;

DOUBLE GARAGE

5.79m x 5.18m approx (19' x 17' approx)

Two up and over doors, power and light connected.

GARAGE/WORKSHOP

7.49m x 6.78m (24'7" x 22'3")

Up and over door, power and light connected, ladder leads to a roof storage space over the adjoining double garage. There is a storage area to the rear of the garages that is accessed via the workshop. Door to the rear garden, window to the front.

AGENT'S NOTE

When planning permission was granted for the construction of the garage and workshop, it was stated that it could be converted to a dwelling for use as an annexe for a family member or members. It is therefore quite possible that this outbuilding could be converted to living space with the correct consents being obtained.

DIRECTIONS

Exit Whitchurch on the Tilstock Road, follow the B5476 and proceed through Tilstock, passing Steel Heath continue and passing the Dog and Bull pub/restaurant on your right, take the next right signposted Whixall, after 200 yards turn right at the sign for Hollinwood, follow this lane round to the left and continue for just over half a mile and the property will be found on the left hand side just after the right hand fork to Hollinwood.

COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is in Band ' E ' on the Shropshire Council Register. The payment for 2016/2017 is £1853.26.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage, we understand, is to a private system. There is oil fired radiator heating.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

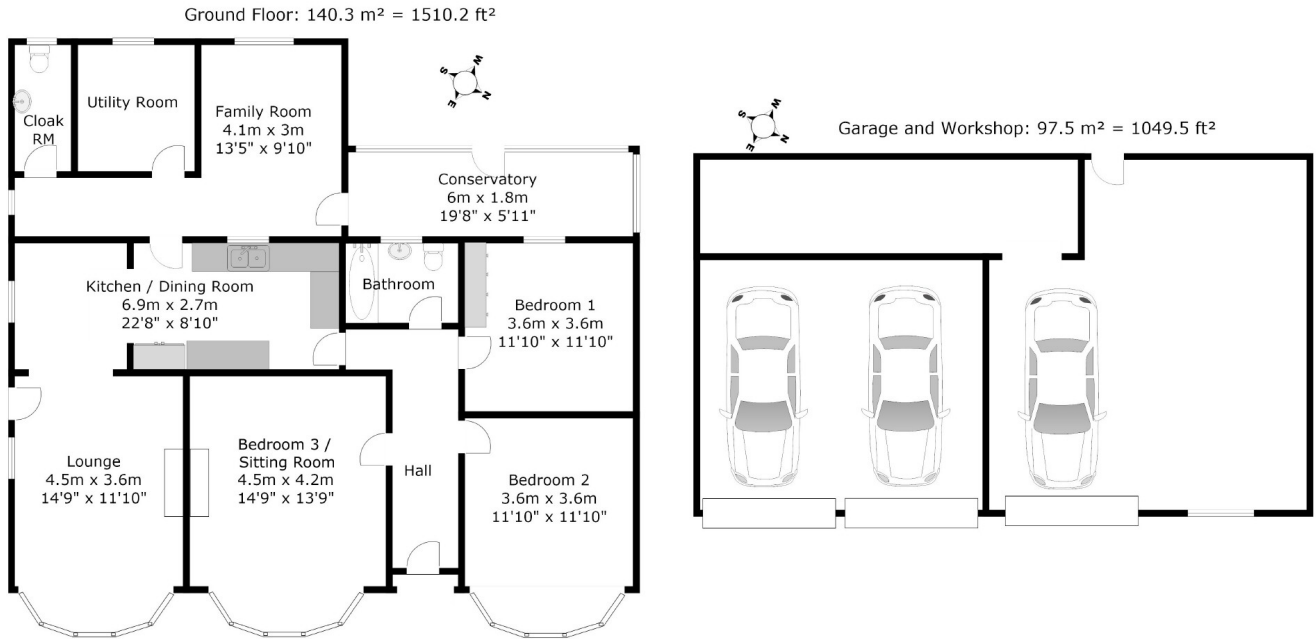
VIEWING ARRANGEMENTS

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW Telephone 01948 663230

You can also find Halls properties at www.rightmove.co.uk and Onthemarket.com

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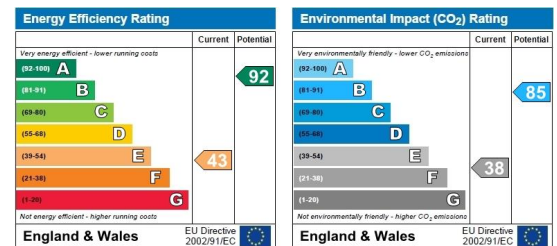


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01948 663 230

Whitchurch office:

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