



58 Allerton Road, Sundorne, Shrewsbury, SY1 4QP

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Offers in the region of £154,995

Viewing: strictly by appointment
through the agent

Holland Broadbridge

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A much improved and deceptively spacious, 3 bedroom mid terrace property with a good sized rear enclosed garden. The property would be ideal for a number of potential purchasers and is well placed for access to a range of excellent local amenities and the Shrewsbury bypass linking up to the M54 motorway network. Viewing is recommended.

Accommodation:

Entrance hallway, lounge, dining room, re-fitted kitchen, first floor landing, 3 bedrooms, re-fitted shower room, front and good sized rear enclosed gardens, outhouse, brick garden store, off street parking, upvc double glazing, gas fired central heating.

The accommodation in greater detail comprises the following. All measurements are approximate only.

Upvc double glazed entrance door:

Gives access to:

Entrance hallway:

Having radiator, engineered wooden flooring, coving to ceiling. Panelled door from hallway gives access to:

Lounge:

14'0 x 12'7 (4.27m x 3.84m)

Having engineered wooden flooring, upvc double glazed window to front, radiator, coving to ceiling, under-stairs store cupboard, television aerial point. Part glazed door from lounge gives access to:

Dining room:

9'3 x 7'11 (2.82m x 2.41m)

Having engineered wooden flooring, radiator, upvc double glazed window to rear, coving to ceiling. Arch from dining room gives access to:

Re-fitted kitchen:

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

The kitchen comprises: a range of replaced white gloss fronted eye level and base units with built-in cupboards and drawers, a range of fitted granite style 1 1/2 sink drainer unit with mixer tap over, built-in oven, 4 ring gas hob with stainless steel cooker canopy over, tiled floor, tiled splash surrounds, space for appliances, radiator, coving to ceiling, upvc double glazed window to rear, upvc double glazed door to rear.

From hallway stairs rise to:

First floor landing:

Having loft access, airing cupboard with hot water tank cylinder unit, coving to ceiling. Doors give access to all bedrooms and re-fitted shower room.

Bedroom 1:

11'6 x 9'11 (3.51m x 3.02m)

Having built-in double wardrobe, coving to ceiling, radiator, upvc double glazed window to front.

Bedroom 2:

11'0 excluding recess x 8'9 (3.35m excluding recess x 2.67m)

Having upvc double glazed window to front, radiator, built-in wardrobe, coving to ceiling.

Bedroom 3:

8'8 max x 7'9 max (2.64m max x 2.36m max)

Having upvc double glazed window to front, radiator, over-stairs storage cupboard.

Re-fitted shower room:

Having corner tiled shower cubicle with shower over, WC with hidden cistern, wash hand basin set to vanity unit with store cupboards below, fitted worktop above, fully tiled to walls, tiled floor, heated chrome style towel rail, upvc double glazed window to rear, recessed spotlights to ceiling, tiled floor.

Outside:

To the front of the property there is off street parking. Pedestrian gated access then leads to an easily maintained front garden, having a paved pathway giving access to the front entrance door, gravelled section with a variety of shrubs, plants and bushes. Shared covered side access with a sealed unit double glazed door gives access to the properties rear gardens, having a covered tiled sun terrace, 2 brick outhouses, a good sized lawned garden section with feature circular gravelled a brick seating area, 2 timber garden sheds, well stocked borders with a variety of shrubs, plants and bushes. The rear gardens are enclosed by fencing.

Services:

Mains water, electricity, drainage and gas are all available to the property. If there is a telephone installed it will be subject to British Telecom regulations.

Tenure:

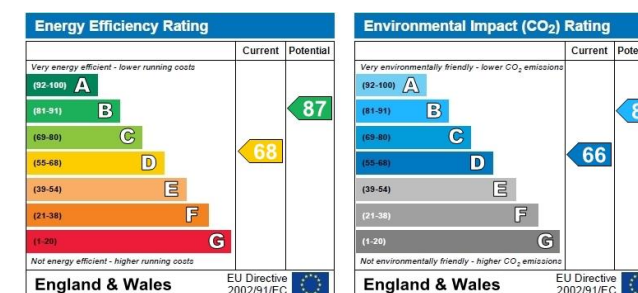
We are advised that the property is freehold but this has not been verified and confirmation will be forthcoming from the vendor's solicitors during pre-contract enquiries.

Mortgage services:

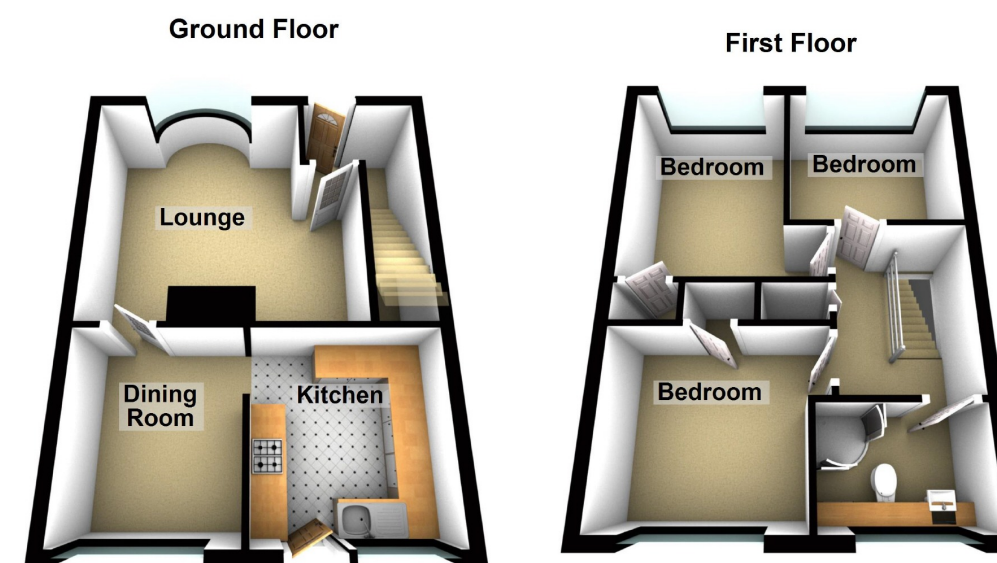
We offer a no obligation mortgage service through our in house Independent Financial Advisor. Telephone our Office for further details 01743 357 000 (OPTION 1 SALES).

Disclaimer:

Any areas/measurements are approximate only and have not been verified. VACANT POSSESSION WILL BE GIVEN ON COMPLETION



FLOOR PLANS



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
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Plan produced using PlanUp.