



FOR SALE

Realistic offers considered £365,000

1 Sunset View, Alkington Road,
Whitchurch, SY13 1TA

Halls are delighted to offer for sale a most impressive and imposing six bedroom period semi detached home. This much improved and well presented property is offered to the market in very good order throughout and is a true credit to the present owners. We strongly advise early inspection to fully appreciate the condition and generously appointed accommodation that is on offer here.



Crewe 15.5 miles, Wrexham 16 miles, Shrewsbury 20 miles, Chester 21 miles. All distances are approximate.



- **Period Semi Detached**
- **Very Well Presented**
- **Six Bedrooms**
- **Three Reception Rooms**
- **Rear Countryside Views**
- **Edge Of Town Location**

DESCRIPTION

A most impressive six bedroom period semi detached property located in a highly sought after residential location on the very edge of the north Shropshire town of Whitchurch.

LOCATION

The property is a short commute from the town centre, which boasts a good array of local shops, schooling, pubs, restaurants and recreational facilities, together with a main line railway station.

The larger centres of Chester, Shrewsbury and Wrexham are all within daily commuting distance.

ENTRANCE HALL

Half glazed entrance door with leaded effect top-light, original staircase to the upper floors, radiator, period door to the sitting room, glazed inner door to a lobby that has a door to the cellar, period door to the dining room, access to the dining/kitchen.

SITTING ROOM

5.26m into bay x 3.48m (17'3" into bay x 11'5")

Double glazed sash bay window to the front, wood burning stove inset into a fireplace having a timber surround, tile hearth and gas point to the side, double radiator, TV and telephone points, coving to the ceiling.

DINING ROOM

5.23m into bay x 3.48m (17'2" into bay x 11'5")

Double glazed sash bay window to the front, wood burning stove inset into a fireplace having a timber surround, two double radiators, coving to the ceiling.

BREAKFAST KITCHEN

7.65m x 3.33m (25'1" x 10'11")

A spacious room having a white ceramic one and a half bowl sink with mixer tap, inset into work surfaces with a comprehensive range of cream 'shaker style' base, drawer and wall units, wall mounted plate rack, glass fronted wall units, built-in breakfast bar with cupboards below, slot for a range with fitted cooker hood above in shaped canopy, plumbing for a dish washer, slot for a fridge/freezer, tiled floor, two radiators, double glazed window to the rear, and double glazed doors to the garden room.

FAMILY/GARDEN ROOM

5.33m x 3.51m (17'6" x 11'6")

Countryside views from the double glazed rear and side windows, double glazed double and single doors to the rear and side, double glazed roof windows, double radiator, tiled floor with under floor heating, TV point.

SIDE LOBBY

Half glazed door to the side, radiator, half glazed door to the rear garden, doors to the shower room and the;

UTILITY ROOM

2.46m x 1.93m (8'1" x 6'4")

Two windows to the garage, base, tall and wall units, work surface, plumbing for a washing machine and space for a dryer, wall mounted central heating boiler, double radiator, tiled floor.

SHOWER ROOM

Fitted with a shower cubicle, wash basin with cupboards below, low level WC, fully tiled walls, tiled floor, radiator, extractor fan, double glazed window to the rear.

CELLAR

Cellar that is currently used as a workshop that has been decorated and houses a water storage tank and pressure system, power and lighting.

FIRST FLOOR LANDING

Double glazed sash window to the front, period staircase to the second floor, original style timber doors to all rooms, radiator.

BEDROOM ONE

4.50m ex bay x 3.58m (14'9" ex bay x 11'9")

Double glazed sash bay window to the front, radiator, door to the;



3 Reception
Room/s



6 Bedroom/s



3 Bath/Shower
Room/s



EN-SUITE SHOWER

3.43m x 1.30m min (11'3" x 4'3" min)

Double width enclosure with a fitted mains shower, wash basin with fitted mixer tap and cupboard below, WC, towel rail radiator, tiled to half wall height, built-in cupboards housing the water pressure tank and linen shelving, tiled floor, shaver point, double glazed window to the rear with lovely countryside views.

BEDROOM TWO

4.50m x 3.48m (14'9" x 11'5")

Double glazed sash bay window to the front with distant views, double radiator, decorative cast fireplace surround,

BEDROOM THREE

3.43m x 3.00m (11'3" x 9'10")

Double glazed window to the rear with lovely countryside views, double radiator.

BEDROOM FOUR/OFFICE

3.43m max x 2.11m min (11'3" max x 6'11" min)

Double glazed window to the rear with lovely countryside views, double radiator, internet point and ample power outlets at desk height.

FAMILY BATHROOM

2.29m x 2.03m (7'6" x 6'8")

Panelled corner bath with mixer tap and shower attachment, wash basin, WC, tiled to half wall height, towel rail radiator, tiled floor, double glazed window to the rear with countryside views.

SECOND FLOOR LANDING

Roof-light window to the rear, door to under eaves storage space, period style doors to both bedrooms.

BEDROOM FIVE

5.49m x 3.68m max (18'0" x 12'1" max)

Two double glazed windows to the side.

BEDROOM SIX

3.76m x 3.25m (12'4" x 10'8")

Roof light window to the rear, recess for wardrobe, radiator, low door to under eaves storage space.

OUTSIDE FRONT

A driveway leads to extensive parking and there is a shaped lawn to the front with low wall and hedge boundary, a gravel path leads to the front door and the drive continues to the attached garage at the side of the property. A covered entranceway leads to the side door to the property.

GARAGE

5.36m x 3.48m (17'7" x 11'5")

Electric roller shutter door, under eaves storage space, window and door to the rear garden, power and light connected.

OUTSIDE REAR

There are paved seating areas connected by a paved pathway, low wall to a shaped lawn area, further seating area to the rear having power supply, low boundaries back onto open countryside. There is outside lighting and water supply, side gated access leads to the front.

DIRECTIONS

Proceed along Alkington Road, passing the left turns to Beech Avenue and Highfields Avenue and the property is the last but one property on the left hand side, on the very edge of the town.

COUNCIL TAX

For Council Tax details, contact Shropshire Council on 0345 6789002.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

TENURE

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

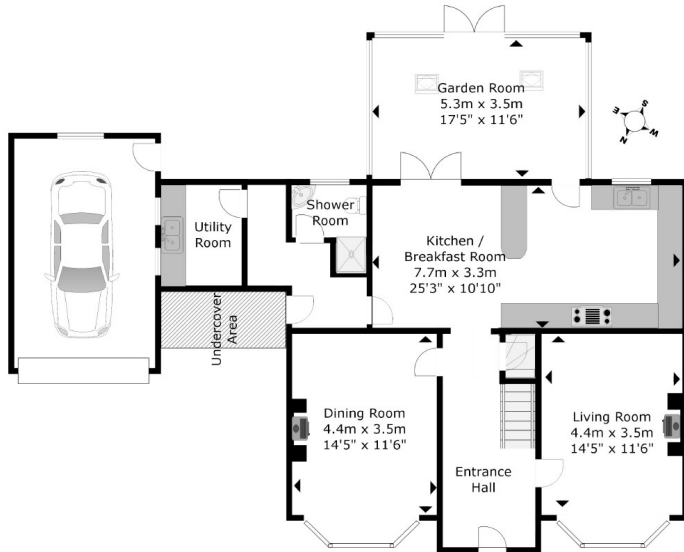
VIEWING ARRANGEMENTS

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

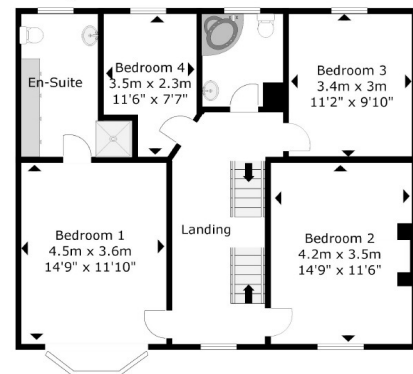
You can also find Halls properties at www.rightmove.co.uk and Onthemarket.com
WH0930

1 Sunset View, Alkington Road, Whitchurch, SY13 1TA

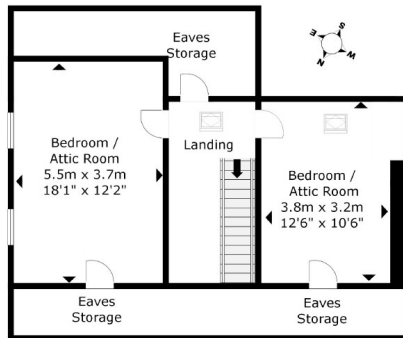
Ground Floor (Including Garage): 127 m² = 1367.02 ft²



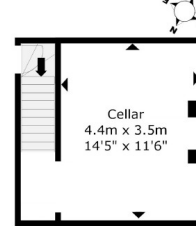
First Floor: 80 m² = 861.1 ft²



Second Floor: 57 m² = 613.54 ft²



Lower Level: 20 m² = 215.28 ft²

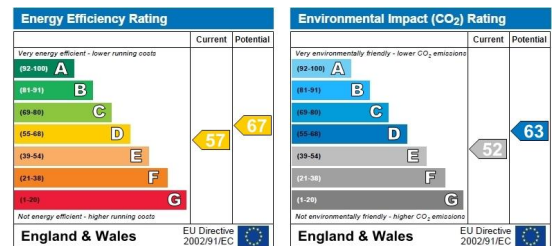


Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

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:
8 Watergate Street, Whitchurch, Shropshire, SY13 1DW
E. whitchurch@hallsgb.com



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