



The Nook, Tushingham, Whitchurch, Shropshire SY13 4QS POA

A most delightful and conveniently situated detached 4 bedroom brick built residence, which nestles amidst open countryside with superb views. The property is situated just off the A41, thus ensuring swift access to Cheshire, Shropshire and North Wales. The property is in need of renovation but when completed would make a super family home. EPC Rating F21

Accommodation :- Lounge, Living Room, Sitting/Dining Room, Kitchen, 4 Bedrooms, Shower Room & WC, large grounds.

This sale is being conducted through our Denbigh Office (Tel : 01745 812049)

GENERAL REMARKS

SITUATION & DIRECTIONS

The property is located on the fringe of the sought after Hamlet of Tushingam, which has its own popular primary school with 2 Church's and nearby local pubs and is within the catchment area for Bishop Heber High School, Malpas, Whitchurch which is within approximately 4 miles and has a comprehensive range of local shops and supermarkets. The property is located on the Shropshire/Cheshire border with superb open far reaching countryside views.

From Whitchurch follow the A41 in a northerly direction, signposted Chester. Turn left into Tushingam and proceed past the primary school. The Nook is situated approximately 200 yards on the left.



DESCRIPTION

A most conveniently situated detached 4 bedroom brick built property located in an excellent rural setting with far reaching countryside views. The property is in need of renovation, but on completion would be a superb family residence. The property is ideally situated just off the A41 making easy commuting to all major Towns and Cities of Cheshire and Shropshire.

The accommodation briefly comprises :-



FRONT ENTRANCE/PORCH

Into :-

HALLWAY

Decorative red tiled floor, staircase to first floor, central heating radiator.

LOUNGE

14'8" x 12'4" (into bay) (4.48m x 3.78m (into bay))

Tiled open fireplace with wood surround, 2 central heating radiators.

LIVING ROOM

15'8" x 12'5" (into bay) (4.79m x 3.80m (into bay))

Tiled fireplace, red tiled floor, 2 central heating radiators.

DINING/SITTING ROOM

11'5" x 11'5" (3.49m x 3.49m)

Solid fuel range, red tiled floor, fitted wall cupboards, door to rear porch, wash house and wc.

KITCHEN

12'5" x 12'1" (3.79m x 3.70m)

'L shaped'

Double drainer stainless sink unit with H&C water, plumbing for automatic washing machine, red tiled floor, central hearing radiator.

FIRST FLOOR

SPACIOUS LANDING

Central heating radiator.

BEDROOM 1

12'5" x 12'5" (3.80m x 3.79m)

Open fireplace, central heating radiator.

BEDROOM 2

13'5" x 12'5" (4.10m x 3.81m)

Open fireplace, central heating radiator.

BEDROOM 3

11'5" x 8'6" (3.49m x 2.60m)

Central heating radiator.

SHOWER ROOM & WC

8'7" x 7'9" (2.64m x 2.38m)

Comprising white low level wc and pedestal wash hand basin, fitted Mira electric shower & cubicle, fitted cylinder and airing cupboard with immersion heater, central heating radiator.

BEDROOM 4

12'5" x 12'4" (3.79m x 3.78m)

Central heating radiator.

OUTSIDE

Ample parking space, corrugated sheet store shed, former brick built pig sty and garden shed.

Large grounds to front and rear with lawns, flower beds etc.

SERVICES

We are given to understand that Mains Electricity, Mains Water and septic tank drainage serve the dwelling. NB THE AGENTS HAVE NOT TESTED ANY SERVICES, APPARATUS OR EQUIPMENT APPROPRIATE TO THIS

PROPERTY. INTERESTED PARTIES MUST SATISFY THEIR OWN REQUIREMENTS IN ALL RESPECTS (INCLUDING AVAILABILITY & CAPACITY ETC) PRIOR TO A COMMITMENT TO PURCHASE.

VIEWING ARRANGEMENTS

Viewing arrangements are strictly by prior appointment through the Agent's Denbigh Office (Tel No : 01745 812049)

TENURE & POSSESSION

We are given to understand that the property is Freehold and offered with Vacant Possession upon completion.

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

This property is sold subject to all and any rights, including rights of way, whether public or private, light, support, drainage, water and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and electricity supplies; and other rights and obligations; quasi-easements and restrictive covenants; and all existing Wayleaves for masts, pylons, stays, cables, wires, drains, water, gas and other pipes whether referred to in these particulars or not. The property is also conveyed subject to all matters revealed in the title accompanying the Contracts of Sale.

PLANS & PARTICULARS

These have been carefully prepared and are believed to be correct but interested parties must satisfy themselves as to the correctness of the statements within them. No person in the employment of Clough & Co, the Agents, has any authority to make or give any representation or warranty whatsoever in relation to this property and these particulars do not constitute an offer or contract.

TOWN & COUNTRY PLANNING

The property, notwithstanding any description contained in these particulars, is sold subject to any Development Plan, Tree Preservation Order, Town Planning Scheme, Agreement, Resolution or Notice which may be existing or become effective, and also subject to any Statutory Provision(s) or By-Law(s) without obligation on the part of the Vendor or the Agents to specify them.

IMPORTANT

1. These Particulars have been prepared in all good faith to give a fair overall view of the property; please ask for further information/verification. 2. Nothing in these Particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase. 3. The photograph(s) depict only certain parts of the property. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required. 4. Any area, measurements, aspects or distances referred to are given as a GUIDE ONLY. If such details are fundamental to a purchaser, such purchaser(s) must rely on their own enquiries. 5. Where any reference is made to Planning Permission or

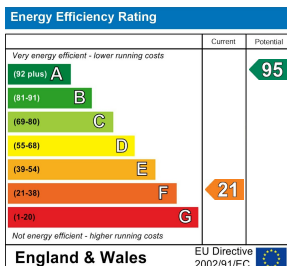
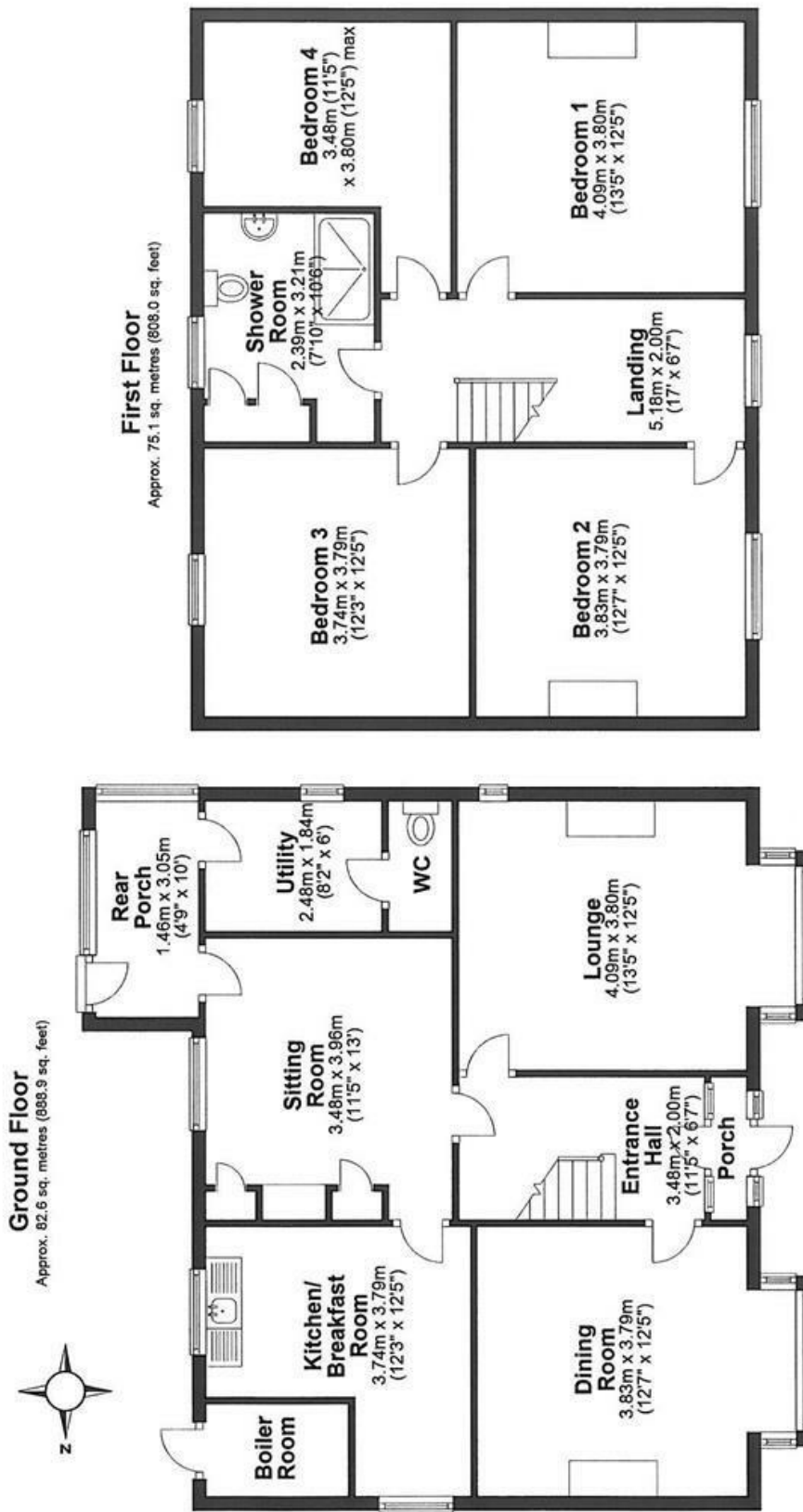
potential uses, such information is given by Clough & Co in good faith. Purchasers should, however, make their own enquiries into such matters prior to purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match any expectations you may have of the property 7. Following EU/Government Legislation, Clough & Co reserve the right to seek formal confirmation of identity and address details from any prospective purchaser of this property.

DISPUTES

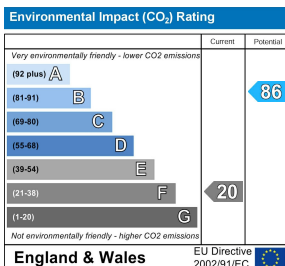
Should any dispute arise as to the boundaries or any points included in General Remarks, Stipulations, Particulars or on the Plans or the interpretation of any of them the questions shall be referred to the arbitration of the Selling Agents, Clough & Co, whose decision acting as the Vendor's Agents shall be final.

VENDORS SOLICITORS

Hatchers Solicitors LLP, 45 Green End, Whitechurch, SY13 1AD - Tel No : 01948 663361



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45 High Street, Denbigh, Clwyd, LL16 3SD
 Tel: 01745 812049 | Fax: 01745 812180
 enquiries@cloughco.com
 www.cloughco.com



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 Auctioneers, Valuers, Surveyors, Land & Estate Agents