



Helping *you* move



50 Egerton Road, Whitchurch, SY13 1PA

A two bedroom mid terrace property conveniently located within easy walking distance of the town centre and local schools and offered for sale with NO UPWARD CHAIN. Ideal for first time buyers, investors or those wishing to downsize.

Offers In Region Of
£120,000

Overview

- Mid Terrace House
- No Upward Chain
- Two Bedrooms
- Lounge and Dining Room
- Kitchen
- Bathroom
- Ideal for First Time Buyers or Investors
- Convenient for Town Centre and Local Schools
- Rear Garden



“A two bedroom mid terrace property conveniently located within easy walking distance of the town centre and local schools and offered for sale with no upward chain. Ideal for first time buyers, investors or those wishing to downsize, it benefits from double glazing throughout, gas central heating and the accommodation comprises: Entrance Hall, Lounge opening into Dining Room, Kitchen, Two Bedrooms and Bathroom. Outside there is a good size garden to the rear with a yard and lawned area.”

LOCATION

The property is 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, three 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.



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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

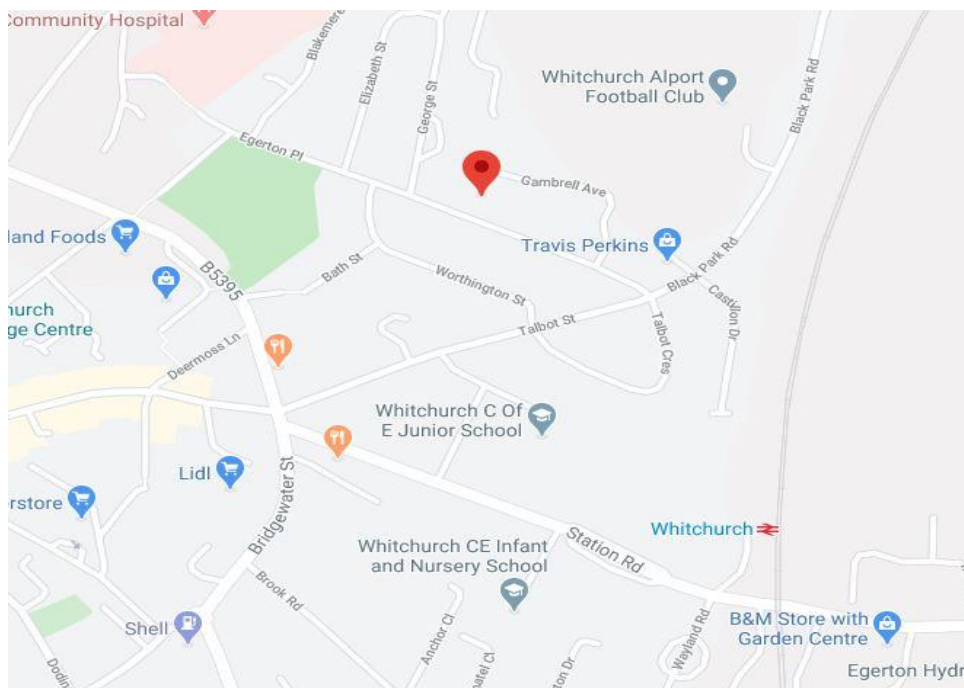
Council tax enquiries, Revenues & Benefit, Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

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.

VIEWINGS/PRE-MARKETING SALES ADVICE

By arrangement with the Agents Office at 34 High Street, Whitchurch, Shropshire, SY13 1BB: Tel: 01948 667272 or email: whitchurch@barbers-online.co.uk



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ENERGY PERFORMANCE

EPC E. The full energy performance certificate (EPC) is available for this property upon request.

DIRECTIONS

At the town's traffic lights situated in Bridgewater/Brownlow Street turn into Talbot Street, then take the second left into Egerton Road, continue on and the property can be found on the right hand side.

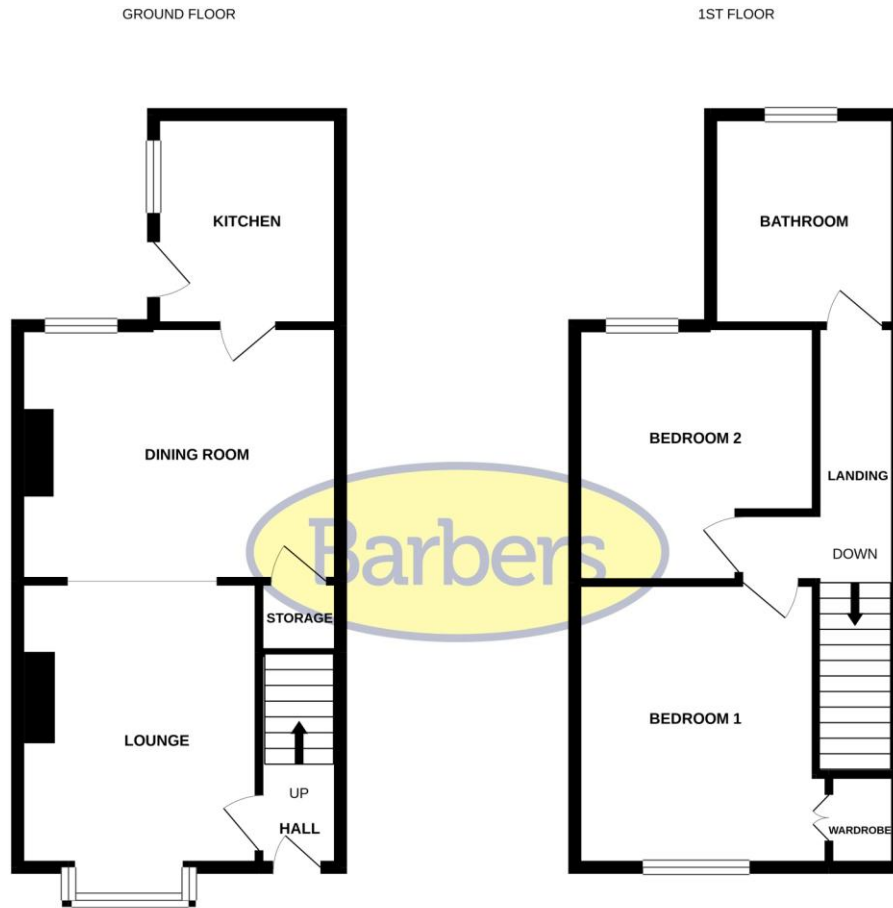
AML REGULATIONS

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. We may use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request.

METHOD OF SALE

For Sale by Private Treaty.

WH26412 10072020



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' 3" x 9' 9" (4.04m x 2.97m)

DINING ROOM

12' 8" x 11' 8" (3.86m x 3.56m)

KITCHEN

8' 4" x 6' 8" (2.54m x 2.03m)

BEDROOM ONE

11' 7" x 9' 8" (3.53m x 2.95m)

BEDROOM TWO

11' 8" x 9' 6" (3.56m x 2.9m)

BATHROOM

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

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!

BRANCH NAME

Branch Address | Tel: 01948 667272

Email: 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.