



Helping *you* move



Croftside, Bridgewater Street

A superb detached three-bedroom modernised Bungalow with large gardens and off-road parking.

Offers in the Region of

£410,000

Croftside, Bridgewater Street, Whitchurch, SY13 1QJ

Overview

- Detached Three Bed Bungalow
- Large Garden
- Quiet Location
- Off Road Parking
- Close to Town Centre
- Sitting Room
- Kitchen/Diner
- Family Bathroom, En-Suite
- Office
- EPC Rating D
- Council Tax Band E
- No Chain Involved



Location

Situated in the historic North Shropshire market town of Whitchurch, which sits on the Shropshire/Cheshire/Clwyd borders, and benefits from a variety of local independent shops, schools, four large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities. The larger centres of Chester, Shrewsbury, Telford, Wrexham and Crewe are all within approximately 16 to 22 miles.

Brief Description

Tucked away, Croftside is a delightful, modernised Bungalow, which was extensively refurbished in 2016. Whitchurch town centre is a short walk away. It has open roomy accommodation and stands in a large Garden.

Entry is through an enclosed porch into a large, central, tiled Hallway. The Hallway has a Laundry Cupboard and glazed doors to the Sitting Room. The large well-equipped Kitchen/Diner has folding-sliding doors to the Garden and glazed doors to the Sitting Room. It too has the wood-effect, porcelain tiles complementing the modern Howden kitchen units. There is a 5 burner hob with an extractor, built-in fridge, double oven and microwave plus a dishwasher. There is a small Office off the Hall.

The bright and airy Master Bedroom has a walk-in wardrobe and modern En-Suite with a walk-in shower. There are two further double Bedrooms adjacent to the generous Family Bathroom that comprises bath, separate shower, WC and hand basin in a vanity unit.



The Bungalow is accessed off a private lane, leading to a paved area that provides generous off-road parking. The Garden surrounds the property with a large lawn and small terraces, providing plenty of scope for the enthusiastic gardener.

The private lane belongs to Croftside and it also provides shared access to two other premises.



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 Band E. Shropshire Council, Shirehall, Shrewsbury, SY2 6ND. Tel: 0345 678 9002

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

Croftside is off Bridgewater Street via a private lane, which is situated to the rear of the former Police Station on Station Road.

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.

ENERGY PERFORMANCE

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

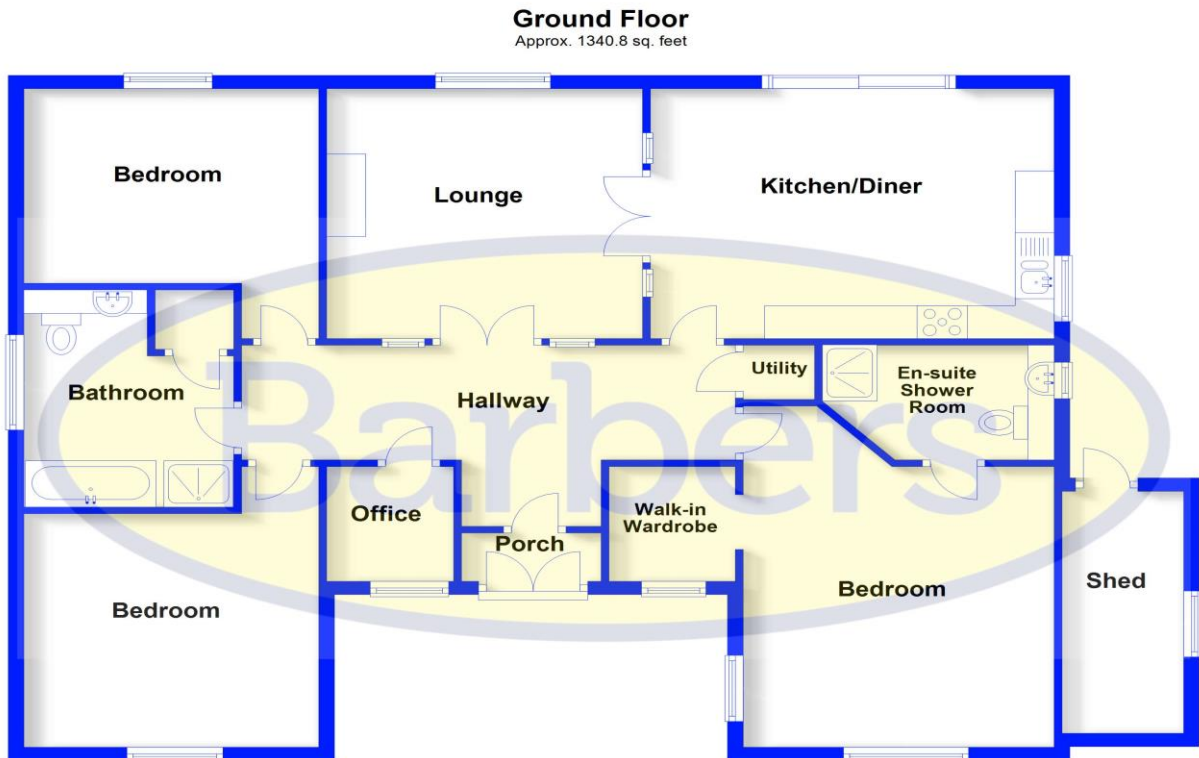
METHOD OF SALE

For Sale by Private Treaty.

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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.



Total area: approx. 1340.8 sq. feet

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

All measurements quoted are approximate:

Entrance Hall 20'7" max x 6'1" min (6.27m x 1.85m)

Kitchen/Diner 16'9" x 12'5" (5.11m x 3.78m)

Sitting Room 12'8" x 12'4" (3.86m x 3.76m)

Office 5'7" max x 5'3" (1.7m x 1.6m)

Master Bedroom 16'5" x 12'4" (5m x 3.76m)

Walk-in Wardrobe 5'7" max x 5'3" (1.7m x 1.6m)

Bedroom Two 12'6" x 9'6" (3.81m x 2.9m)

Bedroom Three 12'4" x 11'6" (3.76mx 3.51m)

Bathroom 10'8" x 9' (3.25m x 2.74m)



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! Tel: 01948 667 272

34 High Street, Whitchurch, SY13 1BB

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Email: whitchurch@barbers-online.co.uk

Barbers

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.