

**FOR SALE**

Offers in the region of £190,000

86 Queensway, Whitchurch, SY13 1HG

This modern mid terraced spacious home is being sold with NO CHAIN. The property also backs onto Queensway Park and fishing pool. The property briefly comprises hall, dining / family room, living room, kitchen, 3 bedrooms and bathroom. It has double glazed windows and gas fired central heating. There is parking to the front for a number of cars and a good sized rear garden.



Whitchurch town centre 0.5 miles, Nantwich 12 miles, Chester & Shrewsbury 20 miles.
All distances are approximate.



- Mature Semi Detached House
- Spacious Accommodation
- Backs onto Queensway Park
- No Upward Chain
- Off Street Parking
- Large Rear Gardens

Location - Whitchurch

The property is located within 1/2 a mile of Whitchurch, Shropshire's most historic market town, being well-connected to both Shropshire and Cheshire, as well as being a short walk away from the town centre where you will find an array of independent shops, eateries, and amenities. There is also a junior school on the doorstep and the railway station is only 1/2 of a mile away.

The Market Town of Whitchurch in Shropshire, the UK's county named in 'ABTA'S Top 10 Destinations to Watch 2024'. Bordering South Cheshire and Wales, with countryside on your doorstep and the bustle of town-life just a short walk away. Whitchurch benefits from the feel of a small town, whilst providing everything you could possibly need, including the traditional market held every Friday, local butchers, bakeries, pharmacies, a Family Medical Practice, multiple dentists, an optician, hair dressers, a library, a hospital, as well as some of the major supermarkets.

Brief Description

Halls are delighted to be instructed to sell 86 Queensway by private treaty.

This spacious property located in a popular residential area of Whitchurch is being sold with NO CHAIN and the property backs onto Queensway Park. The property will require some cosmetic improvements. It comprises a canopied front entrance porch with front door that opens into the entrance hall where there is an open storage area beneath the staircase. There is a dining room / family room to the front and a living room to the rear with an open fire and a large picture window overlooking the gardens and towards the park and fishing lake. There is a galley style kitchen with a wide range of base and wall mounted units, space for a washing machine and under counter fridge. The kitchen has windows to the front and door to the rear garden.

The stairs ascend from the entrance hall to the 1st floor landing. There are three bedrooms with the back bedroom having a great view over the garden and park. There is a bathroom and adjacent to that is a separate W.C. The property has gas fired heating and upvc double glazed windows.

Outside

The property is accessed off Queensway to a drive suitable for a number of cars. The large rear garden is accessed off the kitchen and comprises lawns, flower borders and there a number of mature shrubs and trees. There is a gate at the bottom of the garden giving access to a path leading into the park.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



Directions

From the centre of Whitchurch drive out heading towards Shrewsbury on the road known as Sedgeford. After about 100 metres passed the mini roundabout and turn right into Queensway and follow the road for about 1/4 of a mile and the property is located on the right hand side.

What 3 Words

///issue.rate.shortens

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

Schooling - Whitchurch

The property lies within a convenient proximity to a number of well regarded state and private schools including Whitchurch CE Junior Academy, Whitchurch CE Infant School, SJT Secondary School in Whitchurch, Ellesmere College, Shrewsbury School, Oswestry School, Moreton Hall and Adcote School for girls.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1681 120925

Council Tax - Shropshire

The current Council Tax Band is 'B' on the Shropshire Council Register.

Local Authority - Shropshire

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

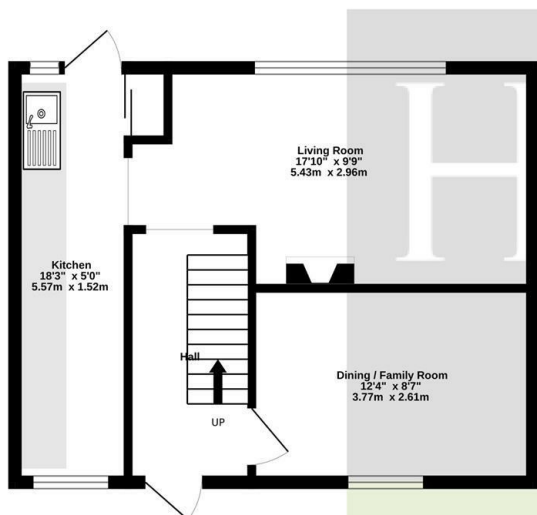
Tenure - Freehold

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

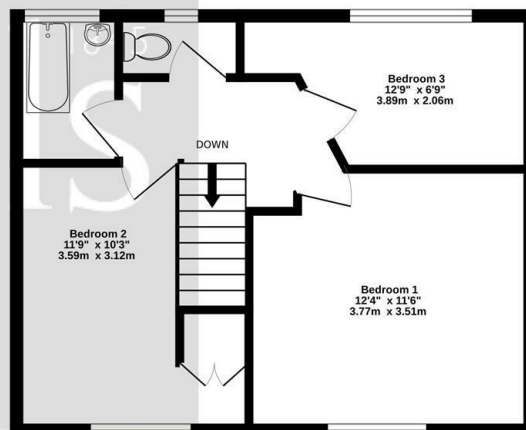
FOR SALE

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Ground Floor
413 sq.ft. (38.4 sq.m.) approx.



1st Floor
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 825 sq.ft. (76.7 sq.m.) approx.

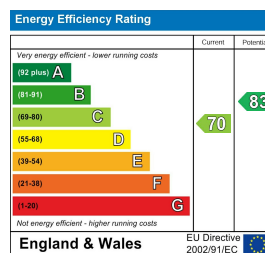
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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 663230

Whitchurch Sales

8 Watergate Street, Whitchurch, Shropshire, SY13 1DW

E: whitchurch@hallsgb.com



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