



Helping *you* move



5 The Townsend, Ightfield, SY13 4NS

Offers in the Region of
£285,000

A fully refurbished three bedroom semi-detached home in a rural village location with lovely countryside views, gravel driveway and large rear garden. Features include a modern kitchen and bathroom, new windows and flooring and redecorated throughout. NO UPWARD CHAIN.

5 The Townsend, Ightfield, SY13 4NS

Overview

- Beautifully Refurbished 3 Bed Semi-Detached House
- Rural Village Location with Countryside Views
- Driveway Parking
- Large Rear Garden
- No Upward Chain
- Modern Kitchen and Bathroom
- New Windows
- Lounge with Log Burner
- EPC E
- Council Tax Band B



Brief Description

This beautifully refurbished three bedroom semi-detached house is situated in the rural village of Ightfield and enjoys wonderful views over the surrounding countryside. It has been completely transformed to include redecoration throughout, newly fitted Kitchen and Bathroom featuring contemporary fixtures and fittings, new carpets and flooring in every room and new windows and doors. The accommodation comprises a welcoming Entrance Hall, cosy and inviting Lounge complete with log burner and decorative tiled hearth, open plan Kitchen /Diner ideal for modern living with French doors opening directly onto the garden, perfect for entertaining, useful Utility Room with WC, three well proportioned bedrooms with the master bedroom enjoying fabulous views and a Family Bathroom with modern suite. Externally, a gravel driveway provides ample parking space and there is a large enclosed rear garden. Offered for sale with no upward chain, this lovely home is an ideal choice for those seeking a move-in ready property with rural charm so don't miss the opportunity to make this delightful house your new home.

Location

Ightfield is a popular village situated approximately four miles from the busy 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. 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 Nantwich, Chester, Shrewsbury, Telford, Wrexham and Crewe are all within 16 to 22 miles approximately.



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

SERVICES

We are advised that mains electricity, water and drainage are available. Electric heating. 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. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch proceed along Station Road towards Nantwich, at the roundabout turn right on to the by pass, at the next roundabout turn left signed Ash and Ightfield. Continue through Ash into Ightfield, then after a short distance take the right hand turn into The Townsend where the property can be found after a short distance on the right hand side.

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

METHOD OF SALE

For Sale by Private Treaty.

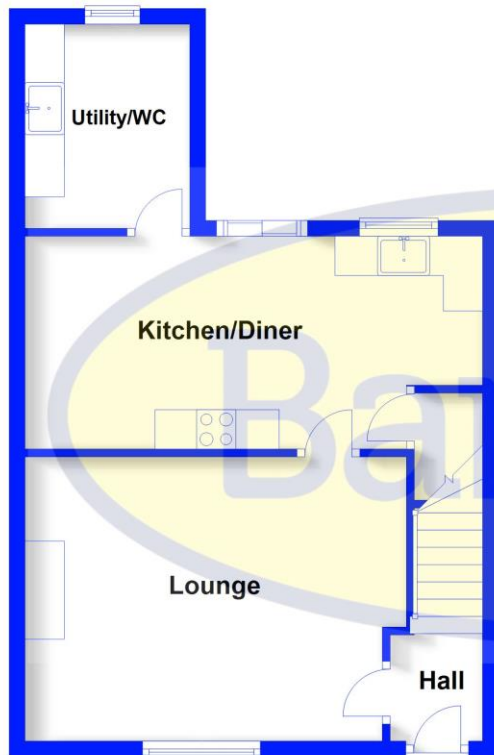
AML REGULATIONS

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.

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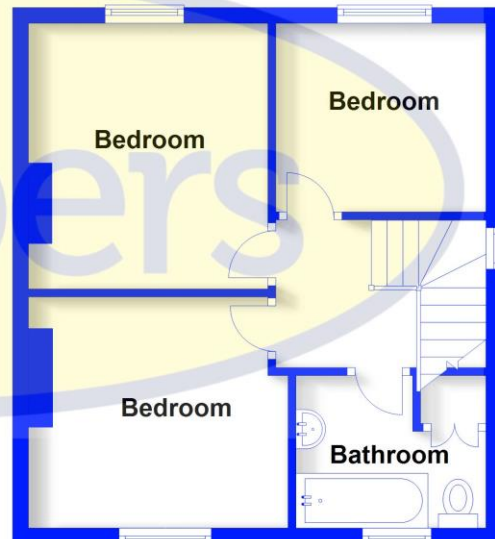
Ground Floor

Approx. 451.9 sq. feet



First Floor

Approx. 401.5 sq. feet



Total area: approx. 853.4 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.

LOUNGE

15' 9" x 11' 8" (4.8m x 3.56m) max

KITCHEN/DINER

19' 4" x 8' 8" (5.89m x 2.64m)

UTILITY/WC

8' 5" x 6' 8" (2.57m x 2.03m)

BEDROOM ONE

11' 0" x 9' 8" (3.35m x 2.95m)

BEDROOM TWO

11' 3" x 9' 8" (3.43m x 2.95m)

BEDROOM THREE

9' 2" x 7' 9" (2.79m x 2.36m)

BATHROOM

8' 0" x 6' 9" (2.44m x 2.06m) max

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 667272

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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.