



**MILLER  
EVANS**

SHREWSBURY'S ESTATE AGENT

**64 Allerton Road, Shrewsbury, SY1 4QP**

**£180,000 Region**

To view this property please call us on **01743 236 800** Ref: T7180/SF/KQ



# An immaculately presented and recently refurbished, three bedroom, terraced home.

This immaculately presented three bedroom terraced property has been much improved by the current vendors to include a new roof, newly fitted kitchen, bathroom and recently installed boiler. The property benefits from double glazing and a good sized enclosed rear garden.

The property is pleasantly situated in this popular residential area, on the northern fringe of the town, close to excellent local amenities, including shops, schools and on a frequent bus service to the nearby town centre.



## FLOOR PLANS



Total area: approx. 76.5 sq. metres (823.4 sq. feet)

Illustration For Identification Purposes Only. Not To Scale.  
Plan produced using PlanUp.

## INSIDE THE PROPERTY

### ENTRANCE HALL

4'0" x 6'2" (1.21m x 1.87m)

### LOUNGE

12'6" x 15'9" (3.81m x 4.81m)

Large window to the front

Electric fire

Archway to:

### DINING ROOM

8'9" x 9'4" (2.67m x 2.84m)

Window to the rear

### KITCHEN

8'9" x 9'4" (2.67m x 2.84m)

Newly fitted with matching wall and base units with varnished wooden work surfaces

Integrated gas hob and oven

Space and plumbing for white goods

STAIRCASE rising from the entrance hall to FIRST FLOOR LANDING with airing cupboard housing the boiler and loft access.

### BEDROOM 1

12'6" x 5'9" (3.81m x 1.74m)

Window to the front



### BEDROOM 2

8'9" x 10'11" (2.67m x 3.33m)

Built in cupboard

Window to the rear

### BEDROOM 3

7'7" x 7'9" (2.31m x 2.36m)

Cupboard over the stairs

### BATHROOM

5'6" x 7'7" (1.68m x 2.31m)

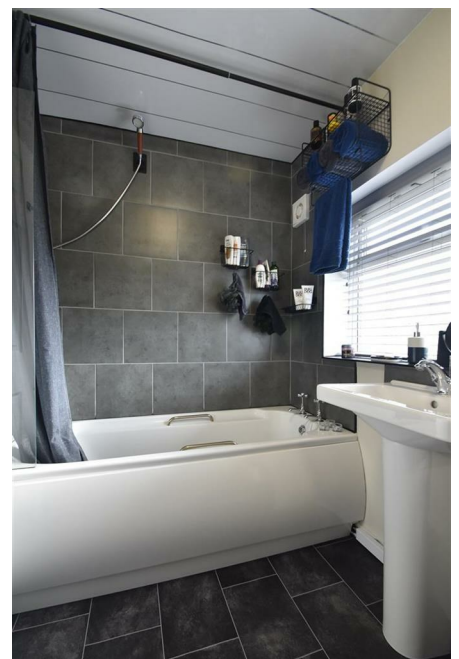
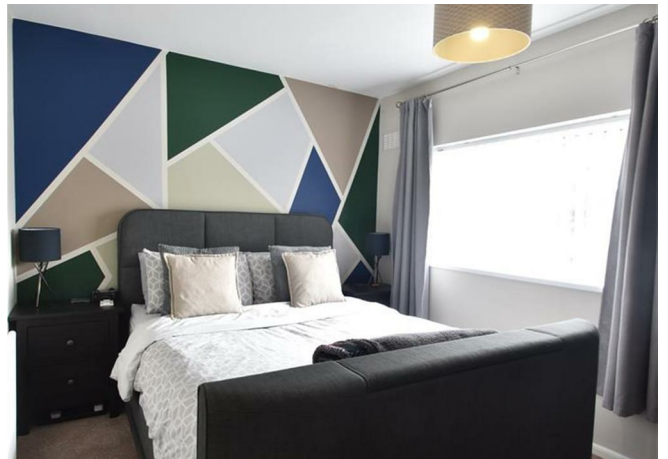
Neatly fitted with panelled bath with electric shower over and glass shower screen

Pedestal wash hand basin, wc

## OUTSIDE THE PROPERTY

The property is approached over a pathway serving the reception area, flanked by a shallow forecourt laid to gravel with closely boarded wooden fencing. Shared alley to the side with gated access to the rear.

Well maintained enclosed REAR GARDEN laid to lawn with paved patio with shrubbery beds and borders. Two good sized stores. The whole enclosed by closely boarded fencing.



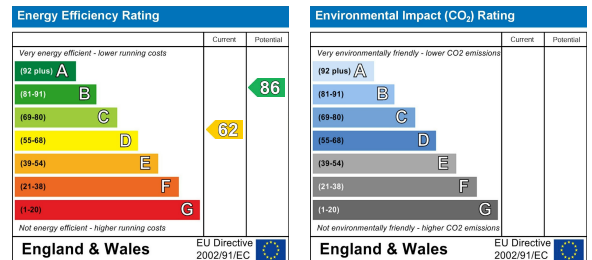


## HOW TO FIND THIS PROPERTY

The property is best approached out of Shrewsbury along Castle Foregate onto St Michaels Street. Proceed to the Heathgates Island, taking the second exit onto Sundorne Road. Proceed for some distance, eventually turning left into Moston Road. Turn right and follow the road round into Allerton Road, where the property will be found on the left hand side.



## HOW ENERGY EFFICIENT IS THIS PROPERTY?



### SERVICES

We understand that mains water, electricity, drainage and natural gas are connected

### TENURE

We are advised that this property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries

### LOCAL AUTHORITIES

Shropshire Council  
Shirehall, Abbey Foregate, Shrewsbury SY2 6ND  
Tel: 0345 678 9000

Miller Evans is fully committed to implementing the GDPR 2018 and the Money Laundering Regulations 2017 and will at all times ensure that your personal data is held in strict accordance with the law.

FIND OUR PROPERTIES ON: 

 rightmove.co.uk  
The UK's number one property website

### IMPORTANT NOTICE

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and should take advice from your legal representatives and Surveyor.

### DO YOU HAVE A PROPERTY TO SELL?

We will always be pleased to give you a no obligation market assessment of your existing property to help you with your decision to move.

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