

56 North Street. Castlefields. Shrewsbury. SY1 2JL

Offered by private sale is this delightful 2 bedroom terraced property situated in the conservation area of Castlefields, Shrewsbury.

With a newly fitted kitchen and bathroom with integrated appliances included, this deceptive terraced house is in walk-in condition yet also offers room for expansion. Located close to the River Severn (weir) and within easy walking distance of Shrewsbury town centre, this charming property is set in a quiet residential street.



- Entrance hallway
- Open plan kitchen/dining
- Cellar
- Established rear garden
- Newly fitted kitchen & bathroom
- Living room with open fire
- Bathroom
- 2 double bedrooms
- Loft space with fixed staircase
- Integrated appliances incl.

Asking Price £148,000

Viewing by Arrangement 07796 333722

Approaching the small front garden laid to low-maintenance slate chippings leads you to the glass-panelled front entrance door and on to:

ENTRANCE HALLWAY

4.2m x 1m (13'8 X 3'2)

Slate flooring. Radiator. Glazed door to living room. Glazed door to dining room. Ceiling pendant lighting. Stairs to first floor.

LIVING ROOM

3.3m x 3.1m (10'8 x 10'2)

Stripped wooden floorboards. Large window to front of property. Open fire with solid hearth. Custom-fit alcove shelving. Wooden blind. Roman blind. TV point. Telephone point. Designer vertical radiator.

KITCHEN/DINING

6.4m x 4.3m (21'1 x 14'1) at widest.

This open plan space offers a great entertaining area. With the kitchen overlooking the rear garden and the dining area also suitable as a living/family room.

DINING AREA... Slate flooring continues through from the hall. Pendant lighting. Gas fire with custom joinery-'hideaway' cover. Designer 'Wave' radiator. Alcove shelving. Panel door to cellar. Door to bathroom. Square arch to Kitchen.

KITCHEN AREA... Slate flooring continues through from the dining area. Full range of floor and wall units recently fitted. Solid wood worktops. Integrated appliances included are a washer/dryer, under-counter fridge and family size dishwasher. Built-under electric fan oven. Gas hob. Integrated extractor fan. Stainless steel sink and drainer with pull-out tap. 'Brick' style splash-back tiling. Radiator. Directional spot lighting. Window above sink overlooking rear garden. Door to rear garden. Wooden blinds to window and door. A skylight to the kitchen area adds further natural light.

BATHROOM

1.3m x 2.7m (4'3 x 8'9)

White 3 piece suite with electric 'Slate' style shower over bath. Bespoke joinery work includes matching bath panel, built-in storage cupboards and shelving. Counter-top sink with 'waterfall' tap and solid wood worktop. Large window allows ample natural light. Chrome towel radiator. Full height white tiling to Bath/shower area and behind sink & WC. Flush-fit mirror with lighting. Ceiling light.

TOP LANDING

2.2m x 1.4m (7'2 x 4'6)

Striped carpet runs up the stairs and continues on the landing. Airing cupboard with water storage tank. Doors to both bedrooms.

MASTER BEDROOM

4.3m x 3.1m (14'1 x 10'2)

Front aspect with large window. Stripped wooden floorboards. Radiator. Wooden blinds. Curtains. Decorative cast-iron fireplace. The custom fit wardrobe system is available by separate negotiation.

SECOND BEDROOM

4.1m x 3.2m (13'5 x 10'5) at widest

Rear aspect room with large window overlooking the back garden. Stripped wooden floorboards. Curtains. Potential for en-suite subject to usual consents. Door to loft space.

LOFT SPACE

5m x 4.2m (16'4 x 13'8) into eaves

With separate door from the second bedroom and a fixed staircase in situ, this space offers an abundance of storage space. Potential for conversion subject to usual consents. Radiator. Skylight. Power sockets. Ceiling light.

CELLAR SPACE

3.2m x 3.2m (10'5 x 10'5)

Door from dining room. Power. Light. Ample storage shelving. Fireplace area alcove. The old coal chute could be easily be re-instated to allow natural light in.

REAR GARDEN

Laid primarily to lawn with vegetable patch, small borders, sunken patio area and small herb garden. A mature bay tree and neighbouring trees plus hedging afford privacy. Located to the rear of the garden is the shed. South facing to catch the sun throughout the day. New fencing was erected to all 3 sides of the garden in May 2012.

Notes:

Kitchen appliances included in the sale are: integrated washer/dryer, built-under oven, gas hob, extractor fan, integrated fridge and integrated dishwasher (family size).

Majority of window coverings & light fittings are also included in the sale.

Wardrobe fittings in master bedroom are available for purchase by separate negotiation.

Viewing by appointment. 07796 333722

All sizes are approximate and intended as guidance only.

Interested parties should note any interest/offers in writing to sara@wsos.co.uk



Bathroom



Bathroom



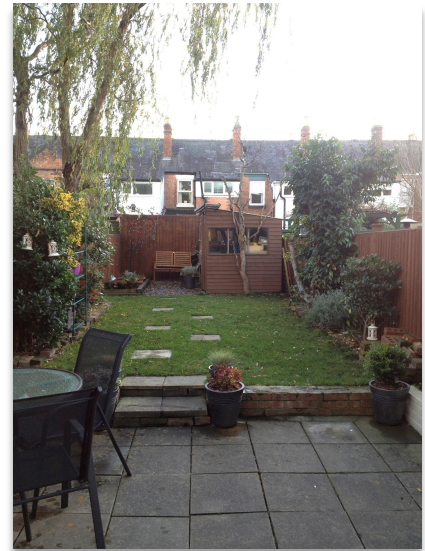
Hallway



Master Bedroom



Master Bedroom



Rear Garden



Living Room



Second Bedroom



Dining Area



Kitchen Area