

# 4 Toronto Terrace Lime Street Shrewsbury SY3 7ED



2 Bedroom House - Terraced  
Offers In The Region Of £210,000

## The features

- PRIME OFF ROAD PARKING
- LOUNGE
- UTILITY AND SUN ROOM
- BATHROOM
- MUCH SOUGHT AFTER LOCATION
- LOVELY TERRACE TOWN HOUSE
- SPACIOUS KITCHEN/DINING ROOM
- 2 GOOD SIZED BEDROOMS
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED



Attractively presented, two bedroom Town House set in this much sought after location close to all amenities.

Offering deceptively spacious accommodation including Lounge, Kitchen/Dining Room, Utility and Sun Room which offer great flexibility of use, 2 good sized Bedrooms and Bathroom.

The property has the benefit of Gas Central Heating, Double Glazing, enclosed Rear Garden and the much sought after off road parking.

Set in the heart of the bustling and vibrant area of Coleham which boasts excellent facilities including Cafe's, Restaurants/Public Houses, Schools, Supermarket, range of independent stores and a pleasant stroll from riverside walks and the Town Centre amenities.

**Viewing Essential.**

## Property details

### ENTRANCE

Wooden entrance door opens to Entrance Vestibule with stairs leading to the first floor and door to

### LOUNGE 11'8" x 10'4" (3.578 x 3.166)

A lovely light room with large window to the front, fireplace with surround and housing living flame gas fire, TV aerial point, radiator.

### KITCHEN/DINING ROOM 14'7" x 12'4" (4.464 x 3.772)

Fitted with range of units incorporating single drainer sink unit set into base cupboard. Further range of cupboards and drawers with round edged worksurfaces over and having space for cooker and fridge/freezer. Matching range of eye level wall units with display and glazed fronted cabinets. Ample space for dining table, radiator.

### UTILITY ROOM 8'3" x 8'8" (2.524 x 2.661)

A great additional space with worksurface having space beneath for washing machine and tumble drier, coat and boot area with fitted seating and pegs.

### SUN ROOM/OFFICE 7'10" x 6'8" (2.410 x 2.052)

A useful multipurpose room with space and plumbing for dishwasher, door to rear garden.

### FIRST FLOOR LANDING

From the Reception, staircase leads to First Floor Landing off which lead

### BEDROOM 1 11'11" x 10'6" (3.638 x 3.213)

With window to the front with lovely aspect over roof tops to the Town. Built in wardrobe, radiator.

### BEDROOM 2 12'3" x 7'7" (3.747 x 2.327)

With window to the rear, radiator.

### BATHROOM 9'1" x 6'8" (2.785 x 2.042)

With suite comprising panelled bath set into recess with fully tiled surround and fitted with electric shower, wash hand basin set into vanity unit with storage beneath and WC. Airing Cupboard, window to the rear, radiator.

### OUTSIDE

The property is set back from the road and approached over gravelled forecourt providing hardstanding and off road parking for one car. The Rear Garden is laid to lawn with sun terrace adjacent and enclosed with wooden fencing and hedging. Rear pedestrian gate.

### TENURE

We are advised the property is Freehold and would recommend this is verified during pre contract enquiries.

### GENERAL INFORMATION

#### FINANCIAL SERVICES

We work in conjunction with several highly reputable Financial Advisors who offer totally independent and in most cases FREE advice and service.

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

#### NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

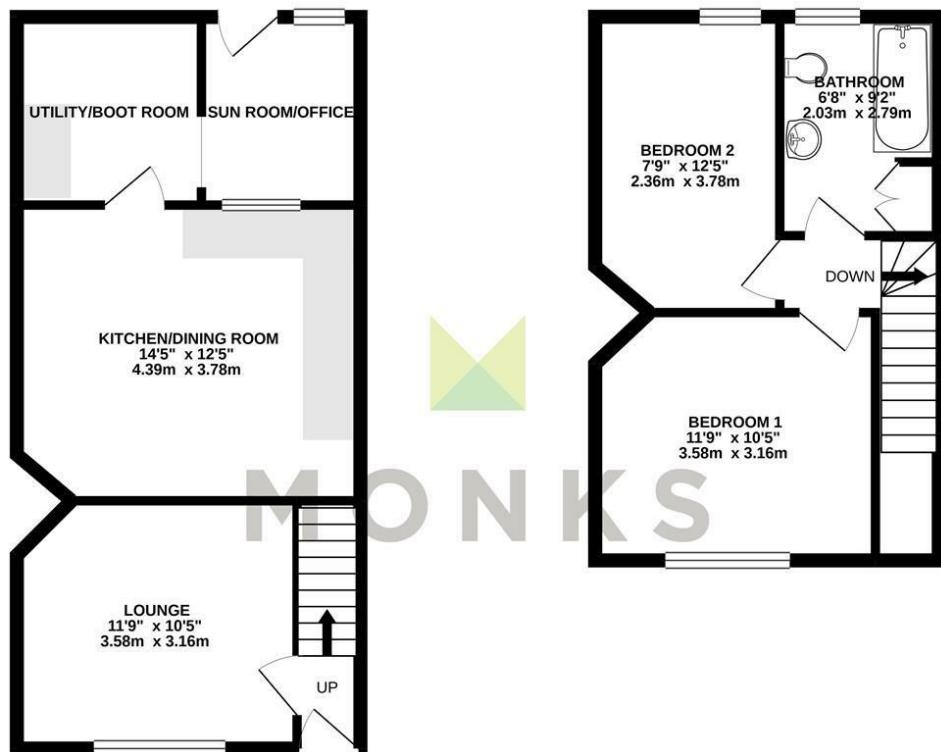
## 4 Toronto Terrace, Lime Street, Shrewsbury, SY3 7ED.

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GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



## Judy Bourne

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## Get in touch

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Click. [www.monks.co.uk](http://www.monks.co.uk)

## Shrewsbury office

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Shropshire, SY1 1HL

## We're available 7 days a week

HOME – four words that define who,  
and what we are:

Honest, Original, Motivated, Empathetic

TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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 and fixtures mentioned have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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