



WOODHEAD
OSWESTRY SALES & LETTINGS



26 The Hawthorns, Ellesmere, SY12 9ER Offers in the region of £235,000

Woodheads are delighted to bring to the market this Three Bedroom End of Terrace house on a rural estate in the desirable location of Ellesmere. This lovely new build briefly comprises Hallway, Downstairs WC, Kitchen, Reception Room, Three Bedrooms and Family Bathroom. Externally the property has an enclosed rear garden with secure fencing, small shed and a summer house. The garden is mainly laid to lawn and there are two allocated parking spaces. Viewings are highly recommended to appreciate what this property can offer.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	83	
(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 ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
E: sales@woodheadsalesandlettings.com **www.woodheadsalesandlettings.com**

Woodhead Oswestry Sales and Lettings Ltd. Registered in England and Wales Company No. 7261707 VAT Reg. No. 101 222787



Location

The property is located in the picturesque North Shropshire countryside in the market town of Ellesmere. The town itself offers a good range of local amenities whilst easy access onto the A5/A483 means the larger towns of Oswestry, Shrewsbury, and the City of Chester are easily accessible as well as the motorway network beyond. The nearby train station at Gobowen offers links to Birmingham, Manchester and beyond.

Accessed via a path which leads to a front door with small glazed panels.

Hallway

3.09m x 1.03m (10'1" x 3'4")

Carpet to flooring, temperature control panel, pendant light and single panel radiator with thermostatic valve.

Downstairs WC

0.98m x 1.85m (3'2" x 6'0")

Comprising low-level flush WC, corner basin, extractor fan and single panel radiator.

Kitchen

3.10m x 2.42m (10'2" x 7'11")

The kitchen contains a range of eye and base level wall units including a 4 ring gas fired hob with oven beneath, integral fridge/freezer and space and plumbing for washing machine and dishwasher. Ceramic sink and drainer unit with mixer tap over. Wood effect flooring and single panel radiator with thermostatic valve. Front aspect uPVC double glazed window.

Reception Room

4.66m x 4.66m (15'3" x 15'3")

Rear aspect uPVC patio doors to the rear garden and windows, feature fireplace with electric 'real flame' fire and wooden surround, understairs cupboard, carpet flooring and pendant light. Two single panel radiators with thermostatic valves.

Stairs to first floor landing with side aspect uPVC double glazed window and 'over stairs' cupboard and airing cupboard.

Bedroom One

2.78m x 3.28m (9'1" x 10'9")

Front aspect uPVC double glazed window, built-in wardrobes with sliding doors, wooden flooring and pendant light. Single panel radiator with thermostatic valve and temperature control panel.



Bedroom Two

2.33m x 2.08m (7'7" x 6'9")

Rear aspect uPVC double glazed window, carpet flooring and pendant light. Single panel radiator with thermostatic valve.

Bedroom Three

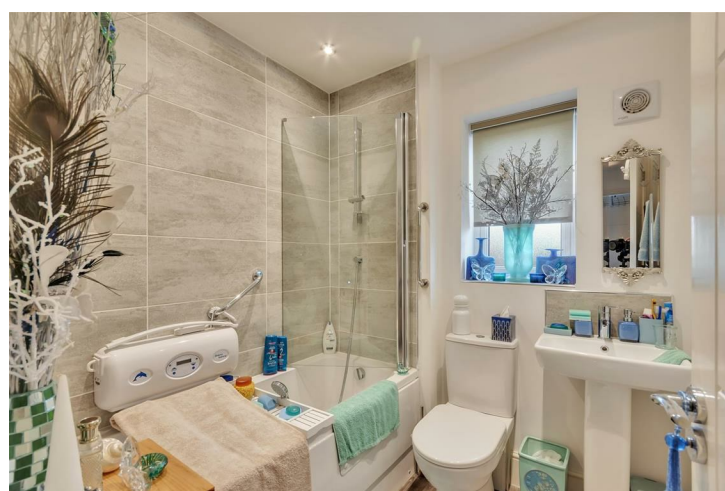
2.48m x 3.74m (8'1" x 12'3")

Rear aspect uPVC double glazed window, carpet flooring, pendant light and loft hatch providing access to roof space. Single panel radiator with thermostatic valve.

Family Bathroom

1.88m x 2.07m (6'2" x 6'9")

The bathroom comprises low level flush WC, pedestal wash hand basin, bath with a tiled shower area over, wood effect flooring, an extractor fan and front aspect uPVC frosted glass window.



Externally

Accessed over a short path and small lawned area. To the rear of the property is an enclosed rear garden with secure fencing and is mainly laid to lawn. There is also a small shed and summer house. There are two allocated parking spaces.

Council Tax

The council tax band for the property is 'C' and the local authority is Shropshire Council.

Tenure

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

Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers.

The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

Viewings

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours of Business

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.

