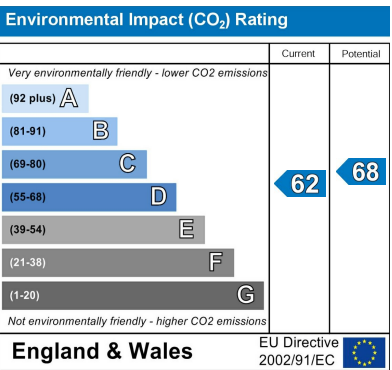
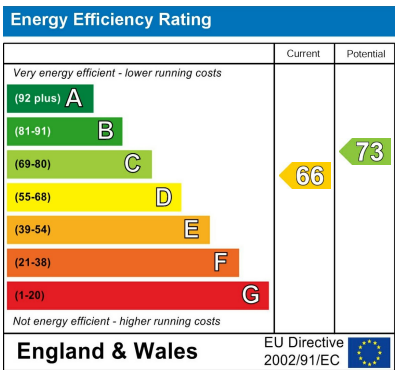


WOODHEAD
OSWESTRY SALES & LETTINGS



45 York Street, Oswestry, SY11 1LX

Offers in the region of £160,000

NO ONWARD CHAIN - Located in the charming town of Oswestry, this delightful terraced house on York Street offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the property is both practical and functional, making it a wonderful place to call home.

Situated in a vibrant community, residents will enjoy easy access to local amenities, including shops, schools, and parks, all within a short distance. The surrounding area boasts a rich history and a friendly atmosphere, making it an attractive location for both families and professionals alike.

This terraced house on York Street presents an excellent opportunity for those looking to settle in Oswestry. With its appealing features and prime location, it is a property not to be missed. Whether you are a first-time buyer or seeking a new family home, this residence offers the perfect setting for a comfortable lifestyle.

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



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DIRECTIONS

From our office in Leg Street continue onto Beatrice Street, turn left into Castle Street, take the fourth right into Oak Street and take the first right into York Street. Continue along York Street where the property can be found on the right identified by our 'For sale' sign.

LOCATION

Oswestry is a popular market town on the Welsh border with a lively café culture and an interesting mix of both independent and traditional shops and supermarkets and a regular weekly market. Easy access to the A5 and A483 provides direct links to Shrewsbury, Chester and beyond and the train station at nearby Gobowen provides regular rail services to Chester, Liverpool, Birmingham and London. The area is renowned for its excellent state and private schools including Oswestry School, Moreton Hall Girls School, Adcote School for Girls, Ellesmere College and Packwood Haugh.

FRONT

Low brick wall, gate and path to UPVC double glazed front door leading to:



LIVING ROOM

4.11m x 3.35m (13'06 x 11)

Measurement excludes UPVC double glazed bay window to the front aspect, telephone point, recess with tiled hearth and log storage space below, radiator, wood effect flooring and door leading to:



KITCHEN/BREAKFAST ROOM

2.87m x 3.30m (9'05 x 10'10)

(Maximum measurement including staircase to first floor)
Fitted with a range of base cupboards and drawers with work surfaces over, matching eye level cupboards, stainless steel sink with mixer tap, double glazed window to rear aspect, part tiled walls, radiator, space for cooker with extractor hood over, plumbing and space for washing machine, tiled floor and door opening to:



REAR PORCH

Tiled floor, wood and glazed door to the rear yard and door leading to:

BATHROOM

White suite comprising low level WC, panel bath, pedestal hand wash basin, part tiled walls, radiator, double glazed window to rear, cupboard housing a Potterton wall mounted gas central heating boiler with shelving.



FIRST FLOOR LANDING

Hatch to loft.

MASTER BEDROOM

3.10m x 3.35m (10'02 x 11)

UPVC double glazed window to front aspect, radiator and wood effect flooring.



BEDROOM TWO

2.57m x 3.94m (8'05 x 12'11)

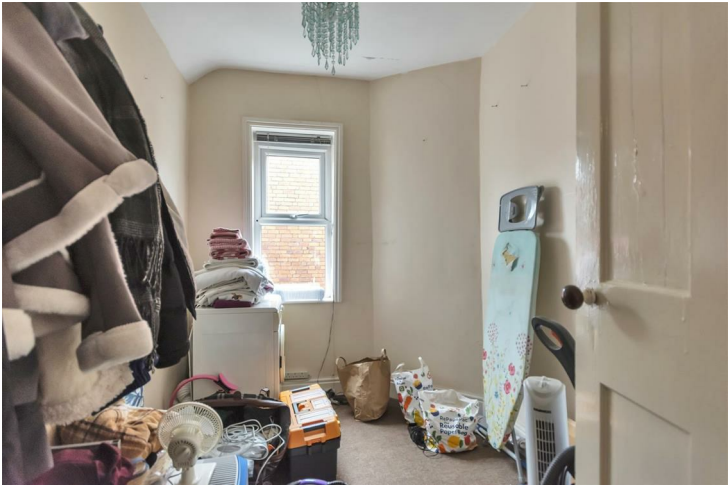
Double glazed window to rear aspect, radiator, cast iron fireplace and door leading to:



BEDROOM THREE/DRESSING ROOM

2.90m x 2.08m (9'06 x 6'10)

UPVC double glazed window to rear and radiator.



REAR YARD

Decked entertainment area and paved path to gate giving access to the rear.



PARTICULARS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All

measurements, areas and distances are approximate and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

TENURE

It is believed that this property is Freehold, but we are unable to verify this as we have no access to the documentation. If you proceed with the purchase of this property this will need to be verified by your solicitor/conveyance.

SERVICES

We have been informed by the seller that the property benefits from mains water: mains drainage: gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

LOCAL AUTHORITY/ PLANNING

Woodhead Oswestry Sales & Lettings Ltd have not checked rights of way, footpaths, covenants, easements, wayleaves, nor existing or proposed planning permissions concerning this property or the surrounding area.

VIEWINGS

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044.

HOURS OF BUSINESS

Monday - Friday 9.00am - 5.00pm Saturday 9.00am - 1.00pm Sunday Closed. A 24 hour answer phone service is available.

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 .