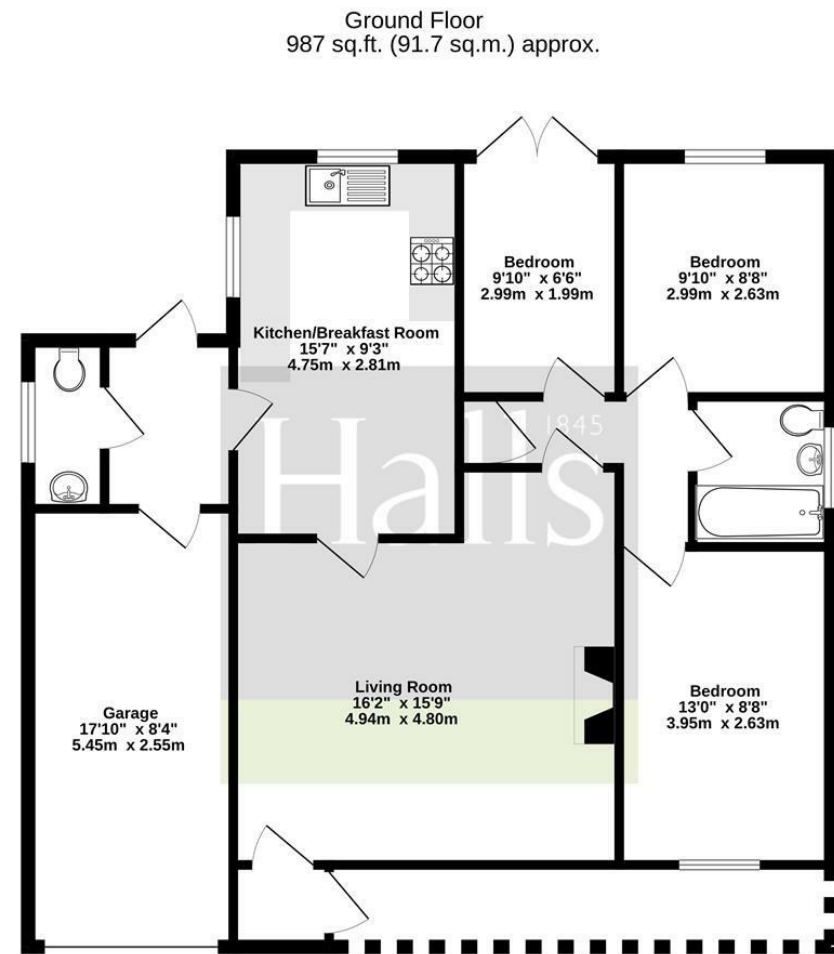


TO LET

31 Hillcrest, Ellesmere, SY12 0LJ



TOTAL FLOOR AREA: 987 sq.ft. (91.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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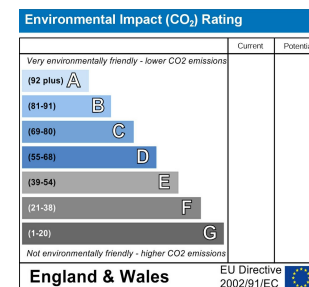
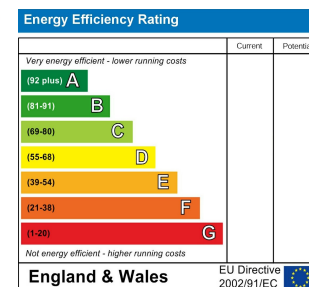
TO LET

£850 Per Calendar Month

31 Hillcrest, Ellesmere, SY12 0LJ

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.



*** ALL AVAILABLE VIEWING SLOTS NOW FILLED ***

A very well situated detached three-bedroom bungalow boasting attractively presented front and rear gardens, driveway parking, and a garage, conveniently located within a popular residential location on the edge of the lakeland town of Ellesmere.



01691 622 602

Ellesmere Lettings
Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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01691 622 602

- Detached Bungalow
- Well Presented
- Driveway and Garage
- Front and Rear Gardens
- Close to The Mere
- Popular Location

DESCRIPTION

31 Hillcrest is located within a popular residential development on the edge of the north Shropshire lakeland town of Ellesmere and close to the town's famous Mere, which is only a few minutes' walk away. The property is well situated for access to all local amenities, which include Schools, Supermarket, Doctors Surgery, Public Houses, Restaurants, and a range of independent shops, whilst also being conveniently positioned for travel to the larger centres of Oswestry, Shrewsbury, and Wrexham, all of which offer a more comprehensive array of facilities.

Internally, the property offers thoughtfully designed and well presented accomodation which has benefited from recent decorative attention and now boasts new carpets throughout. Briefly comprising an Entrance Porch, Living Room, Kitchen/Breakfast Room, Rear Porch, Cloakroom, three Bedrooms, and a Family Bathroom.

Externally, the property is positioned within a generous plot with well maintained gardens to the front and rear; the former of these featuring a driveway flanked by an area of lawn which leads on to the integral single garage. To the rear is an attractive paved patio area which represents an ideal space for outdoor dining, this leading onto a further area of lawn bordered by established floral beds and, to the side of the property, a gravelled area.

THE ACCOMMODATION COMPRISES

- Porch -
- Living Room - 4.94m x 4.80m
- Kitchen/Breakfast Room - 4.75m x 2.81m
- Bedroom One - 3.95m x 2.63m
- Bedroom Two - 2.99m x 2.63m
- Bedroom Three - 2.99m x 1.99m
- Rear Porch -
- Cloakroom -

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing

COUNCIL TAX

The property is shown as being within band D on the local authority register.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW

