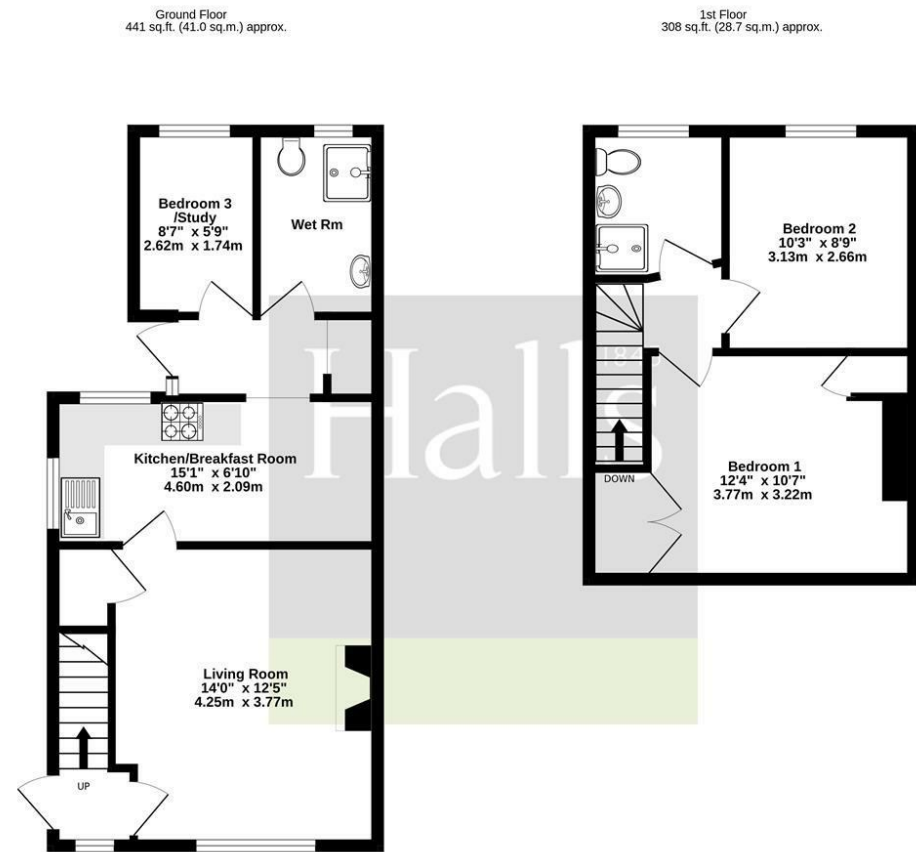


FOR SALE

3 Railway Terrace, Ellesmere, SY12 0BB



TOTAL FLOOR AREA: 750 sq.ft. (69.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the footprint 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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FOR SALE

Offers in the region of £169,995

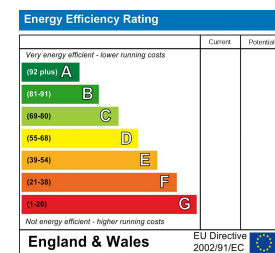
3 Railway Terrace, Ellesmere, SY12 0BB

A mature three-bedroom semi-detached property benefitting from front and rear gardens, ground floor extension, and scope for selective modernisation, conveniently situated close to the centre of the lakeland town of Ellesmere.

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.

Energy Performance Rating



01691 622 602

Ellesmere Sales
 The Square, Ellesmere, Shropshire, SY12 0AW
 E: ellesmere@hallsgb.com



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1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Mature Property
- Extended
- Scope for Modernisation
- Ground Floor Wet Room
- Easy Maintenance Gardens
- Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 3 Railway Terrace in Ellesmere for sale by private treaty.

3 Railway Terrace is a mature three-bedroom semi-detached property benefitting from front and rear gardens, ground floor extension, and scope for selective modernisation, conveniently situated close to the centre of the lakeland town of Ellesmere.

Internally, property benefits from a ground floor extension and offers scope for selective modernisation in some areas, whilst at present comprising an Entrance Hall, Living Room, Kitchen/Breakfast Room, Inner Hallway, ground floor Bedroom/Study, and Wet Room, together with two first floor Bedrooms and a Shower Room.

Externally, the property enjoys gardens to the front and rear with both having been designed with ease of maintenance in mind, the former comprising a gravelled bed alongside a paved walkway which leads through to the rear garden, this containing a further gravelled area alongside a paved patio area representing an ideal space for outdoor dining and entertaining.

The sale of 3 Railway Terrace does, therefore, provide the exciting opportunity for purchasers to acquire a mature and extended three bedroom property with the benefit of front and rear gardens, situated in a convenient position just outside the centre of Ellesmere.

THE ACCOMMODATION COMPRISES:

The property is entered via a wooden door with opaque glazed panelling in to an:

ENTRANCE HALL

Fitted carpet as laid, double glazed window on to front elevation and carpeted stairs rising to the first floor, with a wooden door giving access in to the:

LIVING ROOM

13'11" x 12'4" (4.25m x 3.77m)
Wood effect laminate flooring, double glazed window on to front elevation, electric "living flame" effect fire set in to raised hearth with wooden surround and door offering access in to a useful understairs storage cupboard which has a window on to the side elevation.

KITCHEN/BREAKFAST ROOM

15'1" x 6'10" (4.6m x 2.09m)
Wood effect laminate flooring, double glazed windows on to side and rear elevation, a kitchen comprising a selection of base and wall units with roll topped surfaces over, an inset stainless steel sink with draining area to one side (H&C) tap above, freestanding Zanussi cooker with four electric rings above and oven and grill below with extractor fan over, wall mounted Main boiler, tiled splashbacks and with one end of the room given over to planned space for a seating/dining table. An archway leads through to the:

INNER HALL

A continuation of the wood effect laminate flooring, fully glazed UPVC door out on to rear access and a doorway leading in to a cupboard which at present houses the freestanding fridge/freezer.

GROUND FLOOR BEDROOM/STUDY

8'7" x 5'8" (2.62m x 1.74m)
Fitted carpets as laid, double glazed window on to rear elevation.

GROUND FLOOR WET ROOM

Non-slip vinyl flooring, partly tiled walls, double glazed window on to rear elevation and a bathroom suite to comprise: low flush WC, wall mounted hand basin with (H&C) taps and wall mounted electric Mira shower, the bathroom features a selection of grab rails for mobility assistance.

FIRST FLOOR LANDING

Fitted carpets as laid, double glazed window on to side elevation and a door leading in to:

BEDROOM ONE

12'4" x 10'6" (3.77m x 3.22m)
Fitted carpet as laid, double glazed window on to front elevation, cast iron traditional fireplace (decorative) and a door leading in to a storage cupboard with further double opening slatted doors leading in to a recessed wardrobe space containing a clothes rail and selection of shelving.

BEDROOM TWO

10'3" x 8'8" (3.13m x 2.66m)
Fitted carpet as laid, double glazed window on to rear elevation allowing views over the garden.

FAMILY SHOWER ROOM

Exposed wooden flooring, opaque glazed windows on to rear elevation and bathroom suite to include pedestal hand basin (H&C), low flush WC and walk-in shower cubicle with fully tiled surround and electric shower.

OUTSIDE

The property is approached through a mid height metal gate on to a paved walkway flanked to one side by a gravelled front garden which has been designed with ease of maintenance in mind, with a pathway leading further through to the:

REAR GARDEN

Again benefitting from an easy maintenance design and featuring a concrete walkway which leads through to a partly gravelled partly paved area bordered by floral and herbaceous beds, with space available for an outdoor dining seating area. The rear garden also contains a timber storage shed and a slimline garden Greenhouse.

N.B.

We understand that vehicular access is available to the rear of the property and a portion of the garden may represent an opportunity for conversion in to a parking area.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY & COUNCIL TAX

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

The property is in Council Tax band 'B'.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.