

FOR SALE

36 The Hawthorns, Ellesmere, SY12 9ER

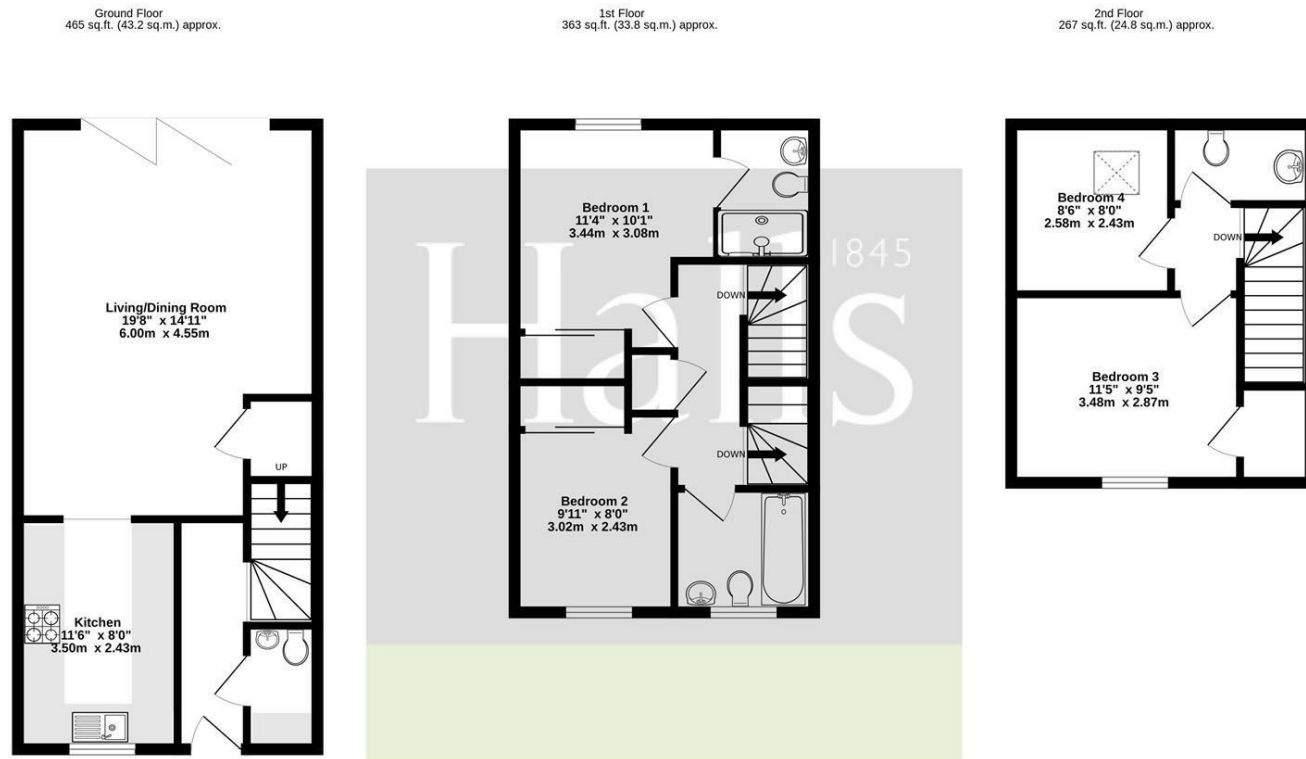
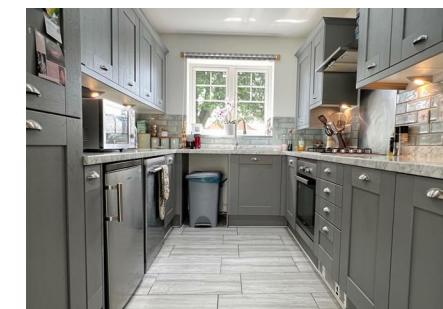


FOR SALE

Offers In The Region Of £269,995

36 The Hawthorns, Ellesmere, SY12 9ER

A well designed and deceptively spacious four-bedroom semi-detached family home benefitting from driveway parking, rear gardens, and attractively presented living accommodation, enviably situated close to open countryside on the perimeter of this popular modern development on the edge of Ellesmere.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 sq.m.) approx.

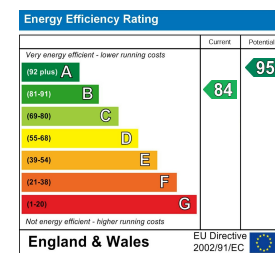
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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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

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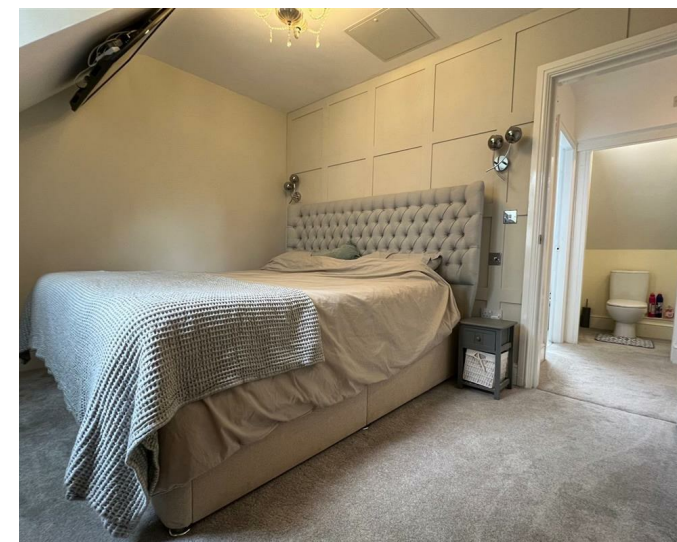
1 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Modern Family Home
- Well Designed and Presented
- Master with En-Suite
- Green Space to the Fore
- Driveway Parking
- Popular Development

DESCRIPTION

Halls are delighted with instructions to offer 36 The Hawthorns in Ellesmere for sale by private treaty.

36 The Hawthorns is a well designed and deceptively spacious four-bedroom semi-detached family home benefitting from driveway parking, rear gardens, and attractively presented living accommodation, enviably situated close to open countryside on the perimeter of this popular modern development on the edge of Ellesmere.

Internally, the property offers a deceptive amount of living accommodation situated over three well presented floors which provide, on the ground floor, a Reception Hall, Cloakroom/Utility Room, Living/Dining Room, and Kitchen, together with, to the upper floors, four Bedrooms (one of which boasts an En Suite), a family Bathroom, and a further Cloakroom.

Externally, the property enjoys a very pleasant position within this popular modern development with green space immediately to the fore and open countryside visible to the side, with the property boasting ample driveway parking for a number of vehicles alongside a compact easy-care front garden and a rear garden which is predominantly laid to lawn but with a paved patio area which representing an ideal space for outdoor dining and entertaining.

The sale of 36 The Hawthorns does, therefore, provide the rare opportunity for purchasers to acquire a well designed and smartly presented semi-detached four-bedroom family home with the benefit of parking and gardens on the perimeter of this popular development.

THE ACCOMMODATION COMPRISES:

The property is entered through a composite front door with opaque glazed panels in to an:

ENTRANCE HALL

Tiled flooring, carpeted stairs rising to the first floor and a door leading in to the:

CLAOKROOM/UTILITY ROOM

Tiled flooring, low flush WC and hand basin with (H&C) mixer tap set in to vanity unit with storage drawers below, one end of the room offers planned space for white goods with plumbing and electrics in place.

LIVING/DINING ROOM

19'8" x 14'11" (6.00m x 4.55m)
Fitted carpet as laid, door in to useful understairs storage cupboard containing slatted shelving, an anthracite UPVC bi-folding doors leading out o to patio area and garden beyond, ample space for dining/breakfast table. A planned walkway leads through to the:

KITCHEN

11'5" x 7'11" (3.5m x 2.43m)
Tiled flooring, UPVC double glazed windows on to front elevation and a fitted kitchen to comprise: a selection of base and wall units with marble effect work surfaces over, four ring Beko gas hob with extractor hood above and electric oven below, inset sink with draining area to one side, (H&C) mixer tap with moveable head, metro tiled splashbacks, and with an integrated fridge/freezer and a number of further white goods to comprise: a freestanding under counter Kenwood freezer (available by separate negotiation), a freestanding Kenwood dishwasher (available by separate negotiation), and planned space for further appliances, one of the cupboards houses the wall mounted Worcester Bosch combi boiler.

FIRST FLOOR LANDING

Fitted carpet as laid, carpeted stairs rising to the second floor and a door leading in to a useful landing cupboard which contains a selection of slatted shelving, with a further door leading in to:

BEDROOM ONE

11'3" x 10'1" (3.44m x 3.08m)
Fitted carpet as laid, UPVC double glazed windows on to rear elevation, sliding mirror fronted doors leading in to recessed wardrobe space which contains shelving and clothes rail and a further door leading in to the:

EN SUITE SHOWER ROOM

Vinyl flooring and a bathroom suite to comprise: pedestal hand basin, low flush WC and walk in shower cubicle with fully tiled surround and mains fed shower along with a heated towel rail.

BEDROOM TWO

9'10" x 7'11" (3.02m x 2.43m)
Fitted carpets as laid, UPVC double glazed windows on to front elevation, mirror fronted sliding doors allowing access in to the recessed wardrobe space which again contains shelving and clothes rail.

FAMILY BATHROOM

Vinyl flooring, opaque UPVC double glazed window on to front elevation and a bathroom suite to comprise: panelled bath with fully tiled surround and mains fed shower over, low flush WC and large ceramic hand basin with (H&C) mixer tap above and storage drawers beneath.

SECOND FLOOR LANDING

Fitted carpet as laid and a door leading in to:

BEDROOM THREE

11'5" x 9'4" (3.48m x 2.87m)
Fitted carpet as laid, UPVC double glazed windows on to front elevation, access hatch to loft space, partly panelled walls and a door leading in to a useful overstairs storage cupboard.

BEDROOM FOUR

8'5" x 7'11" (2.58m x 2.43m)
Fitted carpet as laid, Velux skylight.

CLOAKROOM

Recessed sliding entrance door, fitted carpet as laid, low flush WC and hand basin set in to vanity unit with storage drawers below and a mirror over.

OUTSIDE

The property is approached over a double length tandem tarmac driveway allowing space for the parking of a number of vehicles with, immediately to the front of the property, an attractive gravelled slate bed interspersed with solar lighting and intersected by a paved pathway which leads to the front door, with a full height timber gate giving access, via the driveway on to the:

REAR GARDEN

At present comprising an enlarged paved patio area which offers an ideal space for outdoor dining and entertaining and leads onto an area of lawn, with the garden also housing a timber garden storage shed.

SERVICES

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

Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire.

COUNCIL TAX

The property is in Band ' C ' on the Shropshire Borough Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.