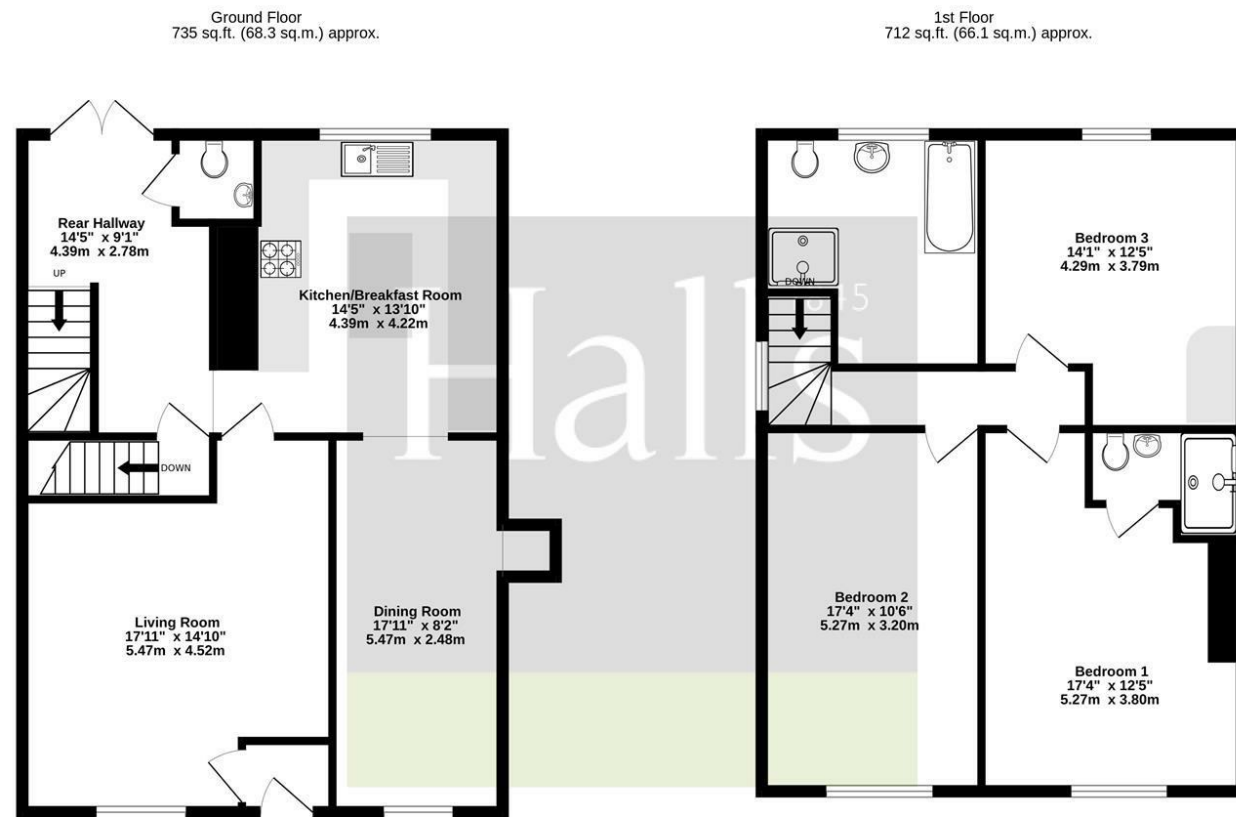


FOR SALE

5 Talbot Street, Ellesmere, SY12 0HG



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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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FOR SALE

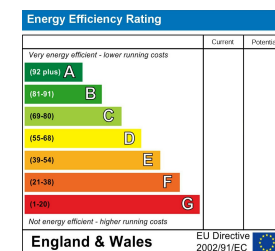
Offers in the region of £235,000

5 Talbot Street, Ellesmere, SY12 0HG

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



A handsome and deceptively spacious period three-bedroom semi-detached family home boasting easy care gardens, master bedroom with En Suite, and cellar, with scope for modest improvement works in some areas, conveniently situated within the heart of the noted north Shropshire town of Ellesmere.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



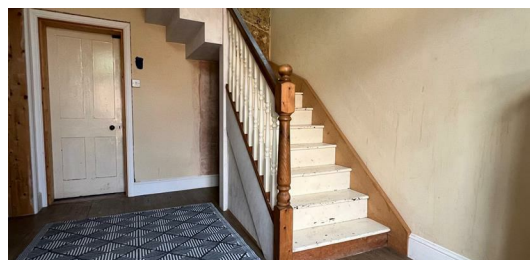
2 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Substantial Period Property
- Master with En-Suite
- Modern Bathroom & Kitchen
- Cellar
- Easy Care Gardens
- Convenient Town Centre Location

DESCRIPTION

Halls are delighted with instructions to offer 5 Talbot Street in Ellesmere for sale by private treaty.

5 Talbot Street is a handsome and deceptively spacious period three-bedroom semi-detached family home boasting easy care gardens, master bedroom with En Suite, and cellar, with scope for modest improvement works in some areas, conveniently situated within the heart of the noted north Shropshire town of Ellesmere.

Internally, the property offers a wealth of living accommodation situated over two spacious floors, most of which has been recently modernised but with opportunity remaining for further improvements in some areas, whilst at present comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen/Dining Room, Rear Hallway, and Cloakroom, together with, to the first floor, three Bedrooms (Master with En Suite) and a family Bathroom. The property also enjoys a Cellar which provides potential for renovation or conversion (LA consent permitting).

Externally, the property is complimented by both front and rear gardens, all of which has been designed for ease of maintenance; with the rear gardens offering a particularly surprising amount of space for a property in such a convenient town centre location, but with scope to improve further should a buyer desire to do so.

The sale of 5 Talbot Street does, therefore provide the rare opportunity for purchasers to acquire a handsome three-bedroom family home with the benefit of easy care gardens in this convenient town centre location.

THE ACCOMMODATION COMPRISES:

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

ENTRANCE HALL

Fitted matwell surrounded by wood effect laminate flooring and a further door leading in to the:

LIVING ROOM

17'11" x 14'9" (5.47m x 4.52m)
Continuation of the laminate flooring, UPVC double glazed window on to front elevation, electric living flame effect fire set within stone effect hearth and surround, with a further door leading in to the:

KITCHEN/BREAKFAST ROOM ROOM

14'4" x 13'10" (4.39m x 4.22m)
Wood effect laminate flooring, UPVC double glazed windows on to front and rear elevations, and a modern fitted kitchen comprising: a selection of base and wall units with wood effect work surfaces over, inset 1.5 stainless steel sink with draining area to one side and (H&C) mixer tap above, freestanding Rangemaster cooker with five gas rings above, double oven/grill/warming tray below, and extractor hood over, eye level Bosch microwave, integrated Bosch dishwasher, integrated Bosch washing machine, and separate integrated CDA fridge and freezer. The Kitchen also enjoys a complimentary kitchen island with matching wood effect work surface over and storage cupboards beneath, alongside an integrated wine fridge and breakfast bar with accompanying stools.

A planned walkway leads through to the:

DINING ROOM

17'11" x 8'1" (5.47 x 2.48)
With a continuation of the wood-effect laminate flooring, UPVC double glazed window onto front elevation, and recessed storage nook.

REAR HALLWAY

14'4" x 9'1" (4.39m x 2.78m)
A versatile room which could serve a variety of purposes, such as study space, with wood effect laminate flooring, double opening UPVC double glazed patio doors leading out to the patio area and garden beyond, painted stairs rising to the first floor, understairs storage nook and a door leading down to the Cellar. With a door leading into a:

CLOAKROOM

Wood effect vinyl flooring, pedestal hand basin (H&C) mixer tap and low flush WC.

CELLAR

Exposed brick flooring and offering potential for conversion or improvement in to a variety of onward usages.

Wooden stairs rise from the Rear Hallway to the:

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to loft space and a door leading in to:

BEDROOM ONE

17'3" x 12'5" (5.27m x 3.8m)
Wood effect laminate flooring, UPVC double glazed window on to front elevation and door leading in to the:

EN SUITE SHOWER ROOM

Quartz effect tiled flooring and a bathroom suite to comprise: low flush WC and hand basin set in to vanity unit with (H&C) above, bathroom mirror with inbuilt light, large walk in fully tiled shower cubicle with mains fed shower and rainfall head, and heated towel rail.

BEDROOM TWO

17'3" x 10'5" (5.27m x 3.2m)
Fitted carpet as laid, UPVC double glazed window on to front elevation.

BEDROOM THREE

14'0" x 12'5" (4.29m x 3.79m)
Fitted carpet as laid, UPVC double glazed window on to rear elevation.

FAMILY BATHROOM

Having been recently modernised to now comprise: tiled flooring and fully tiled walls, UPVC double glazed window on to rear elevation and a bathroom suite featuring an attractive bath with (H&C) mixer taps with shower attachment with recessed storage shelf above, pedestal hand basin (H&C) mixer tap, low flush WC, walk in shower cubicle and fully tiled surround, mains fed shower with rainfall head, and heated towel rail.

OUTSIDE

The property offers pedestrian access directly off Talbot Street via a mid height metal gate set within traditionally styled railings which leads on to a compact and easy care front garden which at present comprises an area of artificial lawn intersected by a paved walkway leading to the front door.

REAR GARDEN

Retained within brick-walling on three sides and having been designed with ease of maintenance in mind, with stairs connecting the attractive split level layout whilst at present providing, immediately to the rear of the property, a paved patio area which represents an ideal space for outdoor dining and entertaining and, within the elevated portion of the garden, a timber decked area alongside gravelled beds and further decorative paving. The garden also includes a substantial timber garden storage shed and a full height timber gate leading out to the rear.

N.B.

Whilst no parking is formerly associated with the property, we understand that the current vendor has an arrangement with the neighbouring land owner who, for a small sum per annum, allows vehicles to be parked directly to the side of the property.

CONSERVATION AREA

We understand that the property falls within the town's Conservation Area

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 & COUNCIL TAX

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

The property is in Council Tax band 'C'.

VIEWINGS

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