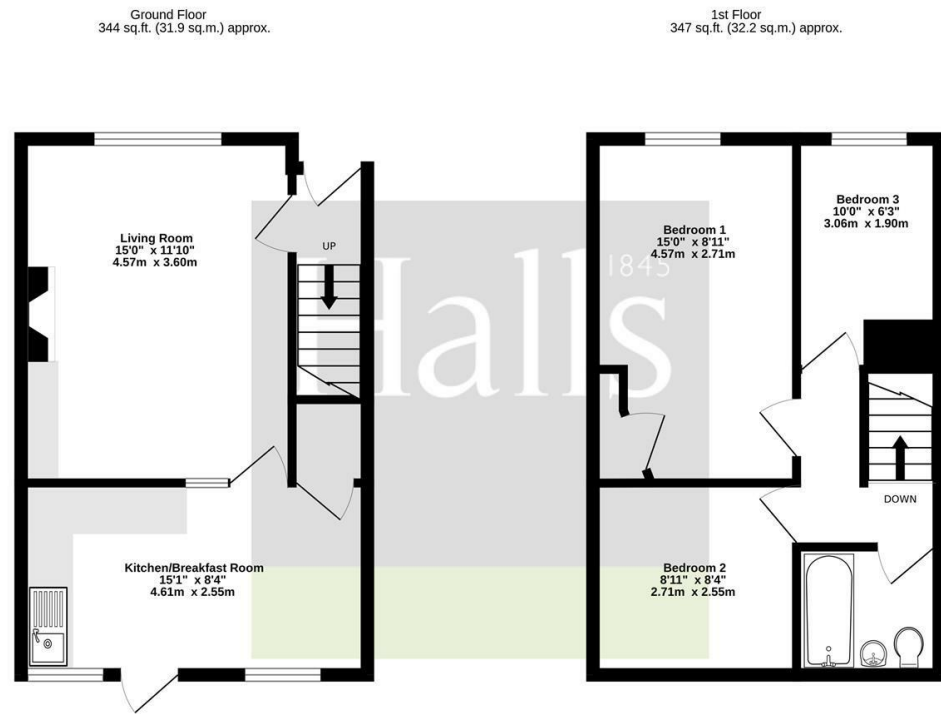


FOR SALE

41 Berwyn View, Ellesmere, SY12 0DN



FOR SALE

Offers In The Region Of £159,995

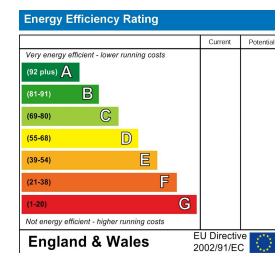
41 Berwyn View, Ellesmere, SY12 0DN

A conveniently located three-bedroom, semi-detached family home boasting generous gardens and a rear courtyard whilst offering scope for selective modernisation, situated in a popular residential locality within the North Shropshire 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



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.

Oswestry (8 miles), Shrewsbury (16 miles), Wrexham (12 miles) and Chester (28 miles)
(All distances approximate)



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Family Home
- Scope for Modernisation
- Corner Plot
- Generous Gardens
- Rear Courtyard
- Popular Location

The sale of 41 Berwyn View does, therefore, offer the opportunity for purchasers to acquire a mature three-bedroom family home offering scope for modernisation throughout with the benefit of generous gardens, situated in a popular residential location within Ellesmere.

THE ACCOMMODATION COMPRISES

The property is entered via a covered porch through UPVC front door with glazed panelling into an:

ENTRANCE HALL

Fitted carpet as laid and carpeted stairs rising to the first floor, partly glazed wooden door leading into the:

LIVING ROOM

14'11" x 11'9"

Fitted carpet as laid, UPVC double glazed window onto front elevation, flame-effect electric fire set into stone-effect hearth with wood surround and shelving to one side, a glazed wooden door leads into the:

KITCHEN/ BREAKFAST ROOM

15'1" x 8'4"

Vinyl flooring, two UPVC double glazed windows onto rear elevation with UPVC door with obscure double glazed panelling onto rear aspect, a selection of base and wall units with roll top work surfaces above with inset stainless steel sink with draining area to one side and separate (H&C), planned spaces for a number of appliances, planned space for the cooker and a door leading into a useful storage cupboard.

FIRST FLOOR LANDING

Fitted carpet as laid and an inspection hatch to loft space.

BEDROOM ONE

14'11" x 8'10"

Fitted carpet as laid, UPVC double glazed window onto front elevation and a door into a useful storage cupboard containing a selection of shelving.

BEDROOM TWO

8'10" x 8'4"

Fitted carpet as laid, UPVC double glazed window onto rear elevation, a wall mounted Potterton pro max gas boiler.

BEDROOM THREE

10'0" x 6'2"

Fitted carpet as laid, UPVC double glazed window onto front elevation with storage unit situated above the bulkhead.

FAMILY BATHROOM

Vinyl flooring, obscure UPVC double glazed window onto rear elevation, a bathroom suite to include; panelled bath with Triton electric shower above and partly tiled walls, pedestal hand basin with separate (H&C) and low flush WC, the bathroom also includes an extractor fan.

OUTSIDE

The property is approached to the side via a mid height metal gate which leads onto a concrete pathway and further, via a wooden ramp, to the front door, the property enjoys, being situated on a corner plot, generous outdoor space located to the front, side, and rear of the dwelling, predominantly laid to lawn and interspersed by a number of attractive floral and herbaceous beds with a useful concrete walkway leading around the property to the:

REAR COURTYARD

Concrete floor, secondary access via a mid height metal gate, the rear courtyard also includes a useful brick built shed (measuring approximately 1.5mx3m) and has power and light laid on.

SERVICES

We are advised that the property has the benefit of mains water, drainage, gas, and electric.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Council Tax Band 'A' on the Shropshire Council Register.

TENURE

We understand that the property is of freehold tenure and vacant possession will be granted on completion of the purchase.

VIEWINGS

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