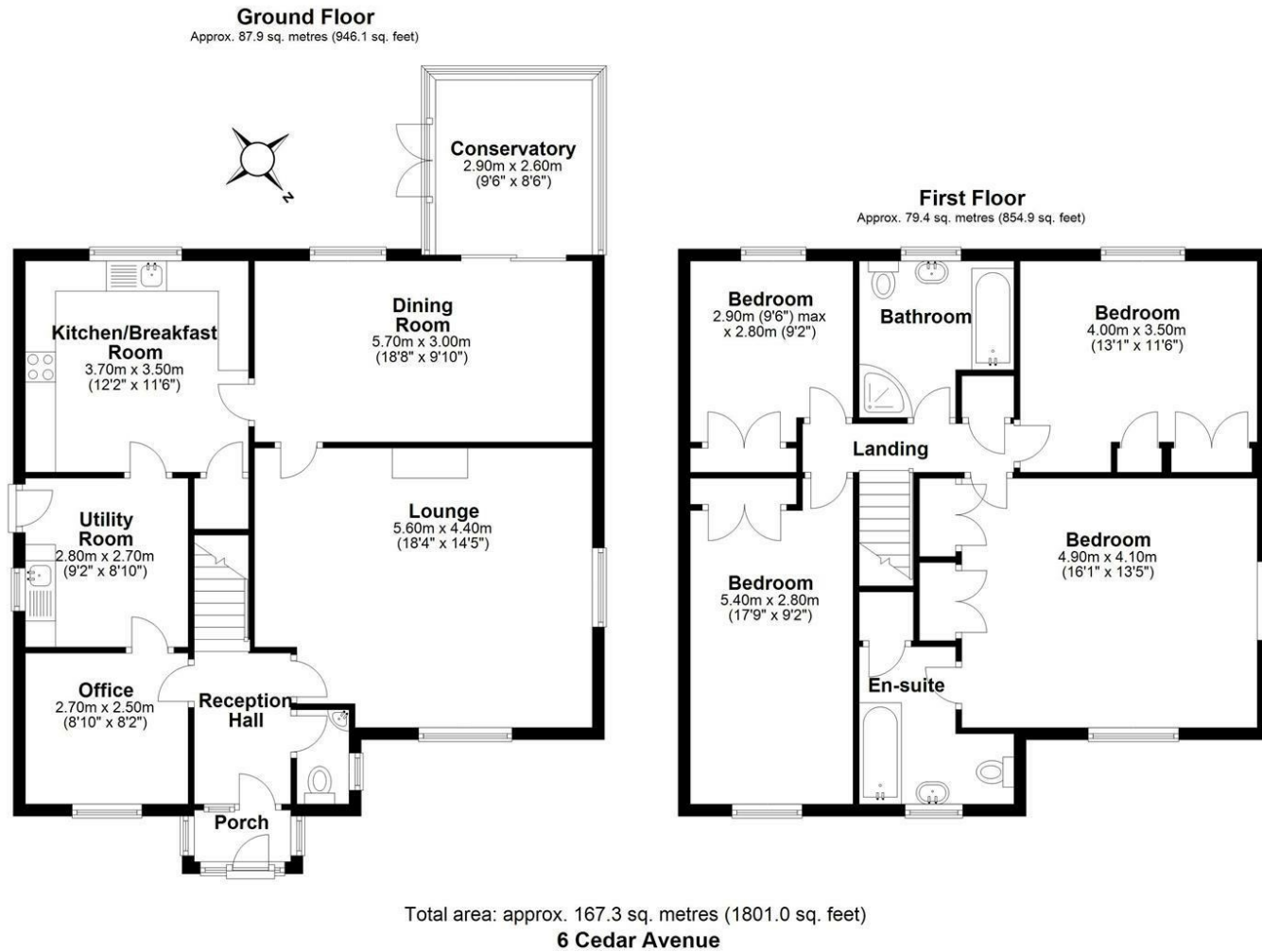


FOR SALE

6 Cedar Avenue, Ellesmere, SY12 9PA



FOR SALE

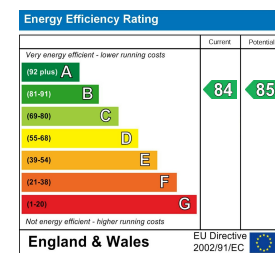
Offers In The Region Of £399,995

6 Cedar Avenue, Ellesmere, SY12 9PA

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



An impressively proportioned and desirably situated detached four-bedroom family home offering scope for selective modernisation whilst boasting generous gardens, detached double garage, and ample driveway parking, located in a select position on the edge of Ellesmere.



01691 622 602

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



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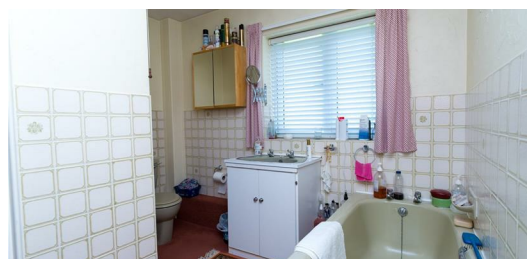
2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Substantial Family Home
- Four Bedroom/Master with En-Suite
- Scope for Modernisation
- Generous Gardens
- Driveway and Double Garage
- Desirable Location

DESCRIPTION

Halls are delighted with instructions to offer 6 Cedar Avenue in Ellesmere for sale by private treaty.

6 Cedar Avenue is an impressively proportioned and desirably situated detached four-bedroom family home offering scope for selective modernisation whilst boasting generous gardens, detached double garage, and ample driveway parking, located in a select position on the edge of Ellesmere.

Internally, the property boasts impressively proportioned rooms and extends to around 1800 sq ft whilst offering excellent scope for modernisation and improvement; at present comprising on the ground floor, a Porch, Entrance Hall, Cloakroom, Living Room, Dining/Family Room, Kitchen, Utility Room, and Study, together with, to the first floor four Bedrooms (the Master boasting an En Suite) and a family Bathroom.

The property occupies a very desirable position on the edge of Ellesmere and provides generous gardens to both the front and rear, these extending in all, to around 0.21 acres which at present comprise, to the front, an expanse of well-tended lawns interspersed with floral and herbaceous beds with a substantial driveway providing space for a number of cars leading on to the detached double garage, with, to the rear of the property, further lawned areas, a garden pond, and a paved patio area.

The sale of 6 Cedar Avenue does, therefore, provide the decidedly rare opportunity for purchasers to acquire a substantial four-bedroom family home with scope for selective modernisation and the benefit of excellent gardens, ample parking, and detached double garage situated in this particularly desirable edge of town location.

SITUATION

Cedar Avenue enjoys a private yet convenient position on the edge of Ellesmere and retains a walking-distance proximity to the town's many amenities, which include, briefly, Supermarket, Doctors Surgery, Public Houses, Eateries, and an array of independent shops, whilst also being well situated for easy access to the wider areas and, in particular, the larger towns of Oswestry, Whitchurch, and Shrewsbury, with the cities of Chester and Wrexham both lying within reasonable commuting distance.

SCHOOLING

Within a short drive are a number of well-regarded state and private schools, including Ellesmere College, Lakelands Academy, Moreton Hall, Oswestry School, and Shrewsbury School, as well as the King's and Queen's Schools and Abbeigate College in Chester.

THE ACCOMMODATION COMPRISES:

The property is entered via a UPVC front door with decorative glazed panels in to a:

PORCH

Tiled flooring, UPVC double glazed windows on to three aspects and with a wooden door leading in to the:

ENTRANCE HALL

Fitted carpet as laid, carpeted stairs rising to the first floor and a door leading in to the:

CLOAKROOM

Tiled flooring, opaque UPVC double glazed window on to side elevation, low flush WC and pedestal hand basin with separate (H&C) taps.

LIVING ROOM

18'4" x 14'5" (5.6m x 4.4m)
Fitted carpet as laid, UPVC double glazed window on to front and side elevations, gas fire set on to raised tiled hearth with wooden shelf over, an internal window in to the dining/family room and a further door leading in to the:

DINING / FAMILY ROOM

18'8" x 9'10" (5.7m x 3m)
Fitted carpet as laid, UPVC double glazed windows on to rear elevation, freestanding shelving units with central television space and with sliding fully glazed doors leading out to the:

CONSERVATORY

9'6" x 8'6" (2.9m x 2.6m)
With underfloor heating, tiled flooring, glazing on to three aspects and fully glazed UPVC patio doors leading out on to patio area and garden beyond.

KITCHEN

12'1" x 11'5" (3.7m x 3.5m)
Tile effect vinyl flooring, UPVC double glazed window on to rear elevation, and a fitted kitchen comprising: a selection of base and wall units with marble effect roll topped work surfaces over, inset 1.5 stainless steel sink unit with draining area to one side and (H&C) mixer tap above, tiled splashbacks, four-ring gas hob with extractor hood above and eye level Indesit oven, there is an integrated Indesit dishwasher and a door leading in to a useful understairs storage cupboard (currently utilised as a Pantry), with a further door leading in to the:

UTILITY ROOM

9'2" x 8'10" (2.8m x 2.7m)
A continuation of the tiled flooring, partially glazed UPVC door out to the side of the property flanked to one side by a UPVC opaque window, roll topped marble effect work surface with inset stainless steel sink with draining area to one side and (H&C) mixer tap, with cupboards over and beneath, planned space for appliance. A door leads back in to the:

STUDY

8'10" x 8'2" (2.7m x 2.5m)
Fitted carpet as laid, UPVC double glazed window on to front elevation and door leading in to Utility Room.

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to loft space and door opening in to an Airing Cupboard which has slatted shelving and housing the Baxi gas fired boiler, with a further door leading in to the:

MASTER BEDROOM

16'0" x 13'5" (4.9m x 4.1m)
Fitted carpet as laid, UPVC double glazed window on to front and side elevation, double opening doors leading in to two separate recessed wardrobes with clothes rails and shelving and a further door leading in to the:

EN SUITE BATHROOM

Fitted carpet as laid, opaque UPVC double glazed window on to front elevation and a bathroom suite comprising: panelled bath with separate (H&C) taps, sink with separate (H&C) set in to vanity unit with storage cupboards below, and low flush WC, partly tiled walls and a door in to a useful over stairs storage cupboard which contains shelving.

BEDROOM TWO

17'8" x 9'2" (5.4m x 2.8m)
Fitted carpet as laid, UPVC double glazed window on to front elevation and double opening doors leading in to recessed wardrobe space which contains a clothes rail and shelving.

BEDROOM THREE

13'1" x 11'5" (4m x 3.5m)
Fitted carpet as laid, UPVC double glazed windows on to rear, doors leading in to recessed storage space which contains clothing rails and shelving.

BEDROOM FOUR

9'6" x 9'2" (2.9m x 2.8m)
Fitted carpet as laid, UPVC double glazed window on to rear elevation and double opening doors leading in to recessed wardrobe space containing clothes rail and shelving.

FAMILY BATHROOM

UPVC double glazed opaque window on to rear elevation, partly tiled walls and bathroom suite comprising: a panelled bath with (H&C) mixer tap above, pedestal hand basin (H&C) mixer tap, low flush WC and corner shower cubicle with fully tiled surround mobility grab rail and mains fed shower.

N.B. Materials have been purchased for the installation of a new shower room suite which can be made available should it be desired by the successful purchaser.

OUTSIDE

The property is approached over a substantial tarmac driveway allowing space for the parking of a number of vehicles, this leading on to the:

DETACHED DOUBLE GARAGE

Two metal up and over front access doors, concrete floors, pedestrian side access door, window to the rear.

FRONT GARDEN

An excellent feature of the property, being far larger than one would anticipate for a property of this age and having been lovingly maintained by the current vendor whilst at present comprising: an expanse of lawn interspersed with floral and herbaceous beds with, most notably, a mature eucalyptus tree. A paved walkway leads from the front door around the side of the property to the:

REAR GARDEN

Again being larger than is typical for similar properties and currently featuring a number of areas of lawn interspersed with, and bordered by, established floral and herbaceous beds, sitting alongside a substantial paved patio area which represents an ideal space for outdoor dining and entertaining and which leads on to a garden pond. With a secondary garden access situated to the far side of the garage leading on to a side area which is ideal for bin or compost storage etc.

SERVICES

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

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

COUNCIL TAX

The property is in band 'E' on the Shropshire Council Register.

VIEWINGS

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