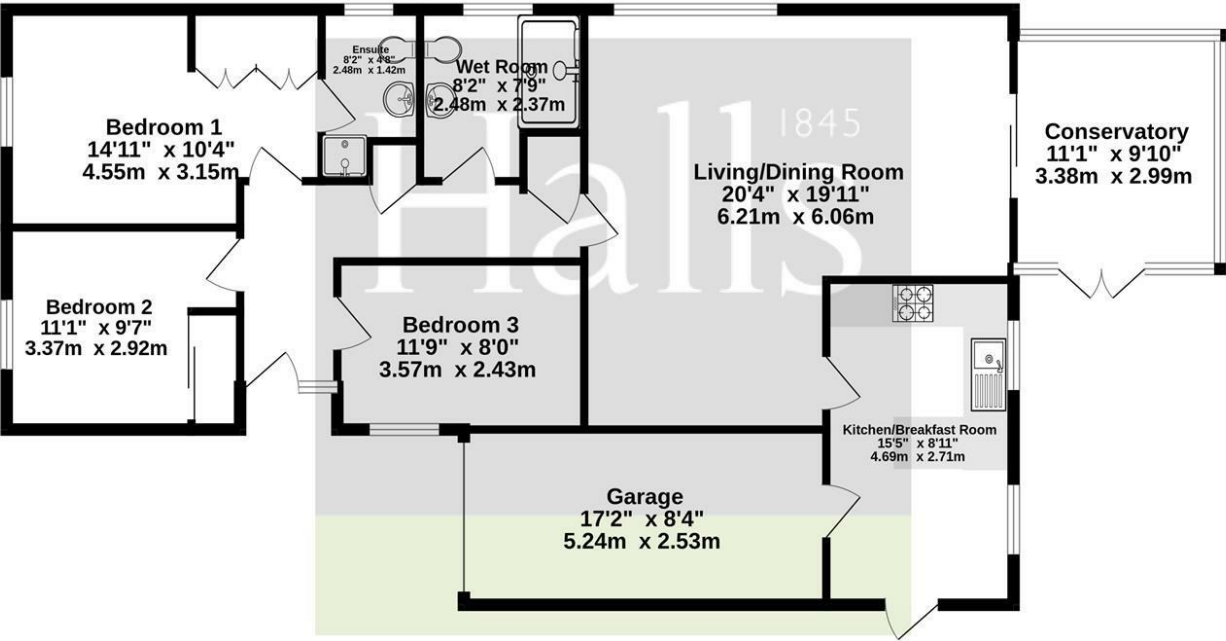


FOR SALE

1 Magnolia Drive, Ellesmere, SY12 9PN



Ground Floor  
1266 sq.ft. (117.6 sq.m.) approx.



TOTAL FLOOR AREA : 1266 sq.ft. (117.6 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

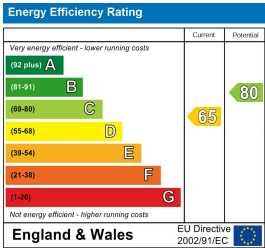
Offers in the region of £285,000

1 Magnolia Drive, Ellesmere, SY12 9PN

**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@halls.gb.com



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Detached Bungalow
- Generous Internal Accommodation
- Master with En-Suite
- Driveway and Garage
- Large Gardens
- Edge of Town Location

DESCRIPTION

Halls are delighted with instructions to offer 1 Magnolia Drive in Ellesmere for sale by private treaty.

1 Magnolia Drive is a substantial and well-situated detached three bedroom bungalow requiring comprehensive modernisation whilst boasting ample driveway parking, garage, and generous wraparound gardens, enviably located on the edge of a popular development within the Lakeland town of Ellesmere.

Internally, the bungalow now requires comprehensive modernisation in order to become a first-rate edge of town property, whilst at present comprising: an Entrance Hall, Living/Dining Room, Kitchen/Breakfast Room, Conservatory, three Bedrooms (Master with En Suite), and recently updated Wet Room.

The property occupies a generous plot which provides buyers with further opportunities for landscaping and is positioned within a much sought after edge of town location, with wraparound gardens providing ample outdoor space which currently offer areas of lawn alongside a paved patio area and established floral and herbaceous beds, with the property also boasting ample driveway parking for a number of cars and a single garage.

The sale of 1 Magnolia Drive does, therefore, provide the rare opportunity for purchasers to acquire a well-proportioned three-bedroom bungalow needing substantial modernisation and improvement works, positioned in a popular edge of town location.

THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a wooden front door in to an:

ENTRANCE HALL

Fitted carpet as laid, inspection hatch to loft space, doors leading in to two hallway cupboards (one of which houses the hot water cylinder), with a further door leading in to the:

LIVING/DINING ROOM

Fitted carpet as laid, UPVC double glazed window on to rear elevation, fully glazed French doors leading out to the conservatory and a "living flame" effect gas fire set on to marble effect hearth with marble effect and wood surround with a door leading in to the:

KITCHEN/BREAKFAST ROOM

Wood effect laminate flooring, two UPVC double glazed windows on to side elevation, UPVC partially glazed door leading out to the rear, a fitted kitchen comprising: a selection of base and wall units with marble effect roll topped work surfaces over, inset stainless steel sink with draining area to one side and (H&C) mixer tap above, partly tiled walls, planned space for appliances, freestanding Hayden cooker with four ring electric hob over and electric oven beneath with extractor hood above, and an internal door leading in to the garage.

CONSERVATORY

Tiled flooring, glazing on to three aspects allowing lovely views over the garden, double opening fully glazed UPVC patio doors leading out on to same and ceiling light with fan attachment.

BEDROOM ONE

Fitted carpet as laid, double glazed bay-style window on to side elevation, integrated wardrobe space containing clothes rails and shelving and a door leading in to the:

EN SUITE SHOWER ROOM

A continuation of the fitted carpet as laid, opaque double glazed window on to rear elevation, partly tiled walls and a bathroom suite comprising: low flush WC, pedestal hand basin (H&C) mixer tap, walk in shower cubicle with fully tiled surround and electric Tritan shower.

BEDROOM TWO

Fitted carpet as laid, double glazed bay style window on to side elevation.

BEDROOM THREE

Fitted carpet as laid, double glazed window on to front elevation.

WET ROOM

Having been very recently installed and almost unused, with opaque double glazed window on to rear elevation, non slip vinyl flooring, partly tiled walls, low flush WC, pedestal hand basin and wall mounted electric shower.

OUTSIDE

The property is approached over a brick paved driveway providing ample space for a number of vehicles and leading on to the single garage. The front of the property also contains an expanse of lawn interspersed, with a paved walkway leading around either side of the property, through full height gates, to the:

REARS GARDENS

A particularly notable feature of the property and offering an unexpected level if privacy whilst, at present, comprising an area of shaped lawn with a planted central feature, bordered by raised gravelled beds which are interspersed with a number of shrubs and plants, with a gravelled patio area offering an ideal space for outdoor dining and entertaining. The rear garden also features a further paved patio area with freestanding Greenhouse.

SERVICES

We understand that the property has the benefits 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, 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.