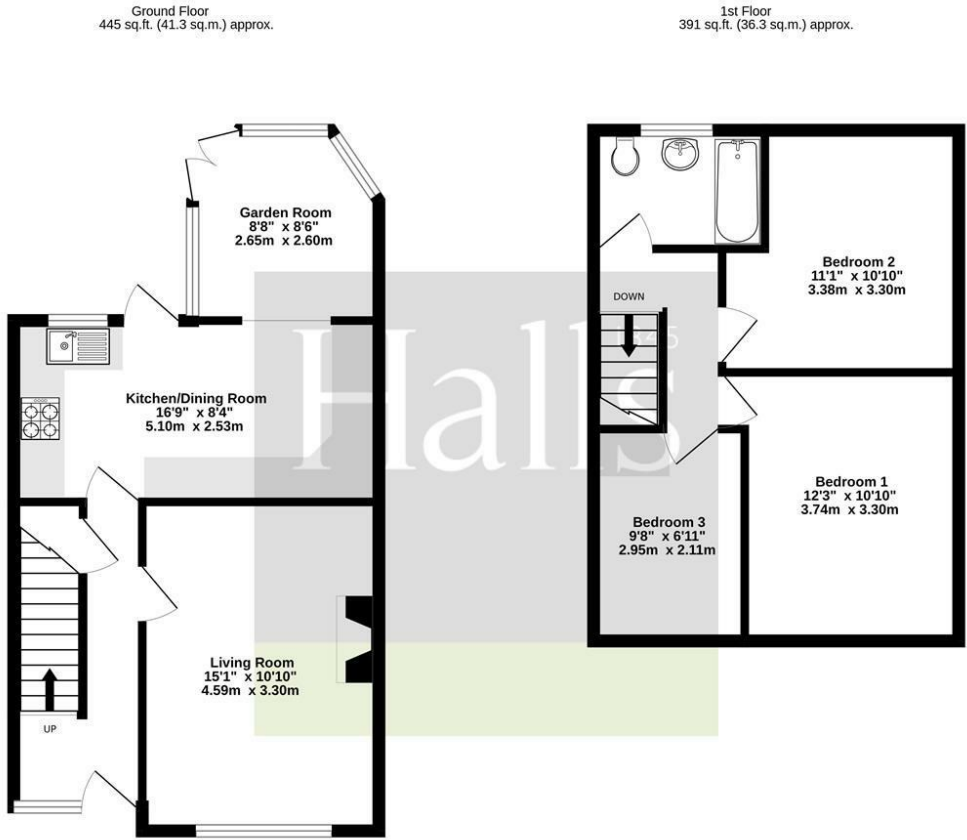


FOR SALE

8 Berwyn View, Ellesmere, SY12 0DZ



FOR SALE

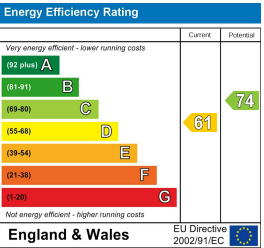
Offers in the region of £195,000

8 Berwyn View, Ellesmere, SY12 0DZ

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



A much improved and extended three-bedroom semi-detached family home benefitting from attractive gardens, driveway parking, and a garden office/studio, conveniently situated within a popular residential location on the edge of Ellesmere.

Halls 1845

01691 622 602

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



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Exceptionally Well Presented
- Extended and Improved
- Driveway Parking to Rear
- Front and Rear Gardens
- Garden Office/Studio
- Popular Location

DESCRIPTION

Halls are delighted with instructions to offer 8 Berwyn View in Ellesmere for sale by private treaty.

8 Berwyn View is a much improved and extended three-bedroom semi-detached family home benefitting from attractive gardens, driveway parking, and a garden office/studio, conveniently situated within a popular residential location on the edge of Ellesmere.

Internally, the property has been comprehensively improved and modernised by the current vendor, and now provides particularly well appointed living accommodation situated over two deceptively spacious floors, which comprise, on the ground floor, a Reception Hall, Living Room, Kitchen/Dining Room, and Garden Room, together with three first floor Bedrooms and a family Bathroom.

The property enjoys gardens to the front and rear, both of which have, again, been systematically improved by the current vendor, with the front gardens including an attractive paved walkway which is flanked to one side by expanse of lawn and to the other by a useful garden studio/office with, to the rear of the property, a private garden designed with ease of maintenance in mind and which provides a further area of paving alongside an artificial lawn, this leading on to tandem tarmac driveway situated directly to the rear of the property.

The sale of 8 Berwyn View does, therefore, provide the almost unique opportunity for purchasers to acquire what might be the best presented property within this popular development, with the benefit of gardens, parking, and garden studio/office, situated in this convenient edge of town location.

THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a UPVC front door with opaque glazed panelling flanked to one side by further opaque glazed panel in to a:

RECEPTION HALL

Fitted carpet as laid, carpeted stairs rising to first floor with useful understairs storage cupboard with a further door leading in to the:

LIVING ROOM

15'0" x 10'9" (4.59m x 3.30m)
Fitted carpet as laid, large UPVC double glazed window on to front elevation and log burner set on to raised slate hearth within exposed brick inglenook style fireplace with wooden surround.

KITCHEN/DINING ROOM

16'8" x 8'3" (5.1m x 2.53m)
Wood effect laminate flooring, UPVC double glazed window on to rear elevation, fully glazed opaque UPVC double glazed door again offering access on to the garden beyond, with a modern fitted kitchen comprising: a selection of base and wall units with work surfaces over, metro tiled splashbacks, inset stainless steel sink with draining area to one side and (H&C) mixer tap above with instant hot water tap, four ring Neff gas hob with complimentary Neff extractor hood over and matching eye level Neff oven/grill with warming tray below along, and eye-level Electrolux microwave and an integrated Indesit dishwasher, with further planned space for appliances, and with a planned walkway leading to the:

GARDEN ROOM

8'8" x 8'6" (2.65m x 2.6m)
Tiled flooring, glazing on to two aspects allowing views over the garden with fully glazed UPVC patio style doors leading out on to the garden beyond and with a mains fed radiator.

FIRST FLOOR LANDING AREA

Fitted carpet as laid, inspection hatch to roof space (with integrated fold out ladder) and with a further door leading in to:

BEDROOM ONE

12'3" x 10'9" (3.74m x 3.3m)
Fitted carpet as laid, UPVC double glazed window on to front elevation and recessed mid height storage cupboard with shelving over.

BEDROOM TWO

11'1" x 10'9" (3.38m x 3.3m)
Fitted carpet as laid, UPVC double glazed window on to rear elevation.

BEDROOM THREE

9'8" x 6'11" (2.95m x 2.11m)
Fitted carpet as laid, UPVC double glazed window on to front elevation and integrated wardrobe/storage space situated above the stair bulk head.

FAMILY BATHROOM

Tile effect vinyl flooring, opaque UPVC double glazed window on to rear elevation and a bathroom suite to comprise:: panelled bath (H&C) mixer tap above and electric shower over, pedestal hand basin with (H&C) mixer tap and low flush WC, partly tiled walls and a heated towel rail.

OUTSIDE

The property offers pedestrian access to the front through a mid-height timber gate which leads on to an attractive paved sandstone pathway flanked to one side by an expanse of lawn bordered by established floral and herbaceous beds with, to the other side, a:

GARDEN OFFICE/STUDIO

13'11" x 7'6" (4.25m x 2.3m)
Of predominantly timber construction with two double glazed windows on to front elevation and double opening timber doors with glazed panelling again leading out to the front.

A particularly versatile building which is, at present, utilised as a studio but which could be used for a variety of online usages i.e. home office, home gym, summer house etc and with power and light laid on.

A full height timber gate leads along the side of the property via sandstone paving which is flanked by a number of timber storage sheds through to the:

REAR GARDEN

A particularly notable feature of the property having been much improved by the current vendors to at present comprise a further area of sandstone which makes an ideal space for outdoor dining and entertaining, this leading through, via mid height timber fence with inset gate, on to an area of artificial lawn with attractive decorative paved central feature, which offers further space for outdoor dining and entertaining. The garden enjoys established floral and herbaceous borders retained within elevated brick walling, with paved steps leading via a gate set in to the rear fencing on to the:

REAR DRIVEWAY

Most unusually for a property of this nature, 8 Berwyn View boasts a double-width tarmac driveway to the rear bordered by an established floral bed containing a number of mature lavender plants.

SERVICES

We understand that the property has the benefit of mains water, electricity, gas 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 ' A ' on the Shropshire Council Register.

VIEWINGS

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