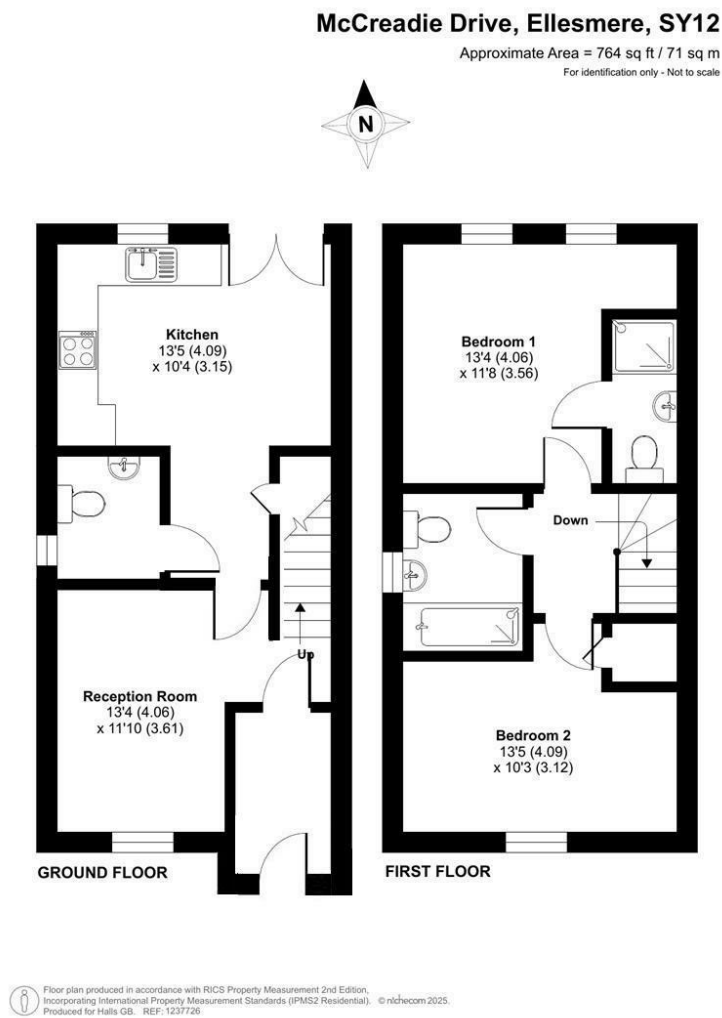


FOR SALE

56 McCreddie Drive, Ellesmere, Shropshire, SY12 0FW



FOR SALE

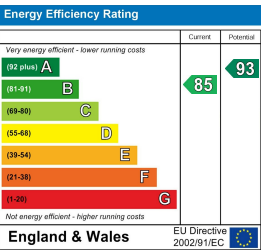
Offers in the region of £229,995

56 McCreddie Drive, Ellesmere, Shropshire, SY12 0FW

**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 immaculately presented and recently constructed two-bedroom semi-detached home boasting driveway parking, an en-suite to Bedroom One, and larger than expected gardens, situated within a brand new development on the edge of the north Shropshire town of Ellesmere.



01691 622 602

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



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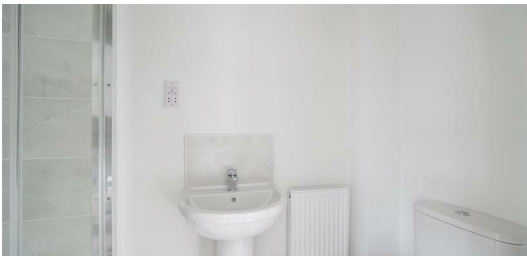
1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Recently Constructed
- Very Well Presented
- Master with En-Suite
- Ample Driveway Parking
- Larger than Expected Rear Garden
- Modern Development

DESCRIPTION

Halls are delighted with instructions to offer 56 McCreadie Drive in Ellesmere for sale by private treaty.

56 McCreadie Drive is an immaculately presented and recently constructed two-bedroom semi-detached home, boasting driveway parking, an en-Suite to Bedroom One, and larger than expected gardens, situated within a brand new development on the edge of the north Shropshire town of Ellesmere.

Internally, the property is presented to "show home" standard throughout, having only been constructed recently, and currently comprises, on the ground floor, an Entrance Porch, Reception Room, Cloakroom, and Kitchen/Diner, with, to the first floor, two Bedrooms (the Master benefitting from an En-Suite Shower Room), and a Family Bathroom.

The property enjoys a pleasant position on the edge of this modern development, with open green space to the fore. Externally, the property enjoys gardens to both the front and rear, with the former of these comprising an area of lawn flanked to one side by a tandem tarmac driveway with ample space for a number of vehicles. The rear gardens are larger than one might anticipate for a property of this age and comprise an expanse of lawn coupled with a paved patio area.

The sale of 56 McCreadie Drive does, therefore, offer an excellent opportunity for purchasers to acquire a recently constructed two-bedroom property with the benefit of gardens and parking, pleasantly situated within a modern development on the edge of Ellesmere.

The property is offered with the outstanding balance of the NHBC warranty.

SITUATION

Ellesmere provides everything you could need, offering numerous amenities, including local pubs, supermarkets, local produce stores, an array of restaurants, a library, dentist, independent shops, bakers, butchers, Post Office, pharmacy, florists, takeaways etc. Ellesmere is ideally located in terms of accessibility to larger towns, with Shrewsbury, home of Britain's favourite market, just a 30 minute drive, Oswestry and Wrexham just 20 minutes in the car and the city of Chester just 40 minutes. All of these are easily accessible via public transport on the local bus or Gobowen train station, just 8 miles from Ellesmere.

THE PROPERTY

The property is entered via a composite front door which provides access into a useful Entrance Porch, ideal for storing boots and shoes after walks around the Shropshire Countryside, with a door leading into a light and airy Reception Room where carpeted stairs rise to the first floor and a window looks over the front gardens and onto the open green space beyond; from the Reception Room, one enters a modern Kitchen/Dining Room, which boasts a stylish fully-fitted kitchen with integrated appliances and ample space for a breakfast or dining table, alongside patio doors which open directly onto the rear Gardens, with a further door leading into a Cloakroom.

Carpeted stairs rise to a first floor landing, where access is provided into the Master Bedroom, which offers views to the rear and benefits from an En-Suite Shower Room; the first floor accommodation is completed by a second bedroom, which is large enough to accommodate a double bed, and a family Bathroom, which contains a modern white suite.

OUTSIDE

The property is complemented by gardens to both the front and rear, with the former of these overlooking an attractive area of green space and comprising a generous area of lawn flanked to one side by a tandem tarmac driveway with space for a number of vehicles.

A full height timber gate leads from the parking area to the rear gardens, which are larger than might be anticipated for a property of this age, and feature a further area of lawn and a patio area, the latter representing an ideal space for sitting out.

THE ACCOMMODATION COMPRISES

- Ground Floor -  
Entrance Hallway -  
Living Room - 4.12m x 3.68m  
Cloakroom -  
Kitchen/Dining Room - 4.12m x 3.20m

- First Floor -  
Bedroom One - 4.12 x 3.56m  
En-Suite -  
Bedroom Two - 4.12m x 2.55m  
Bathroom

SERVICES

We understand that the property will have the benefit of mains Electricity, Water and Drainage.

Heating is provided by an air-source heat pump.

TENURE

The property is said to be of Freehold tenure and vacant possession will be given upon completion.

LOCAL AUTHORITY & COUNCIL TAX

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. The property is band C on the council Register.

VIEWINGS

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