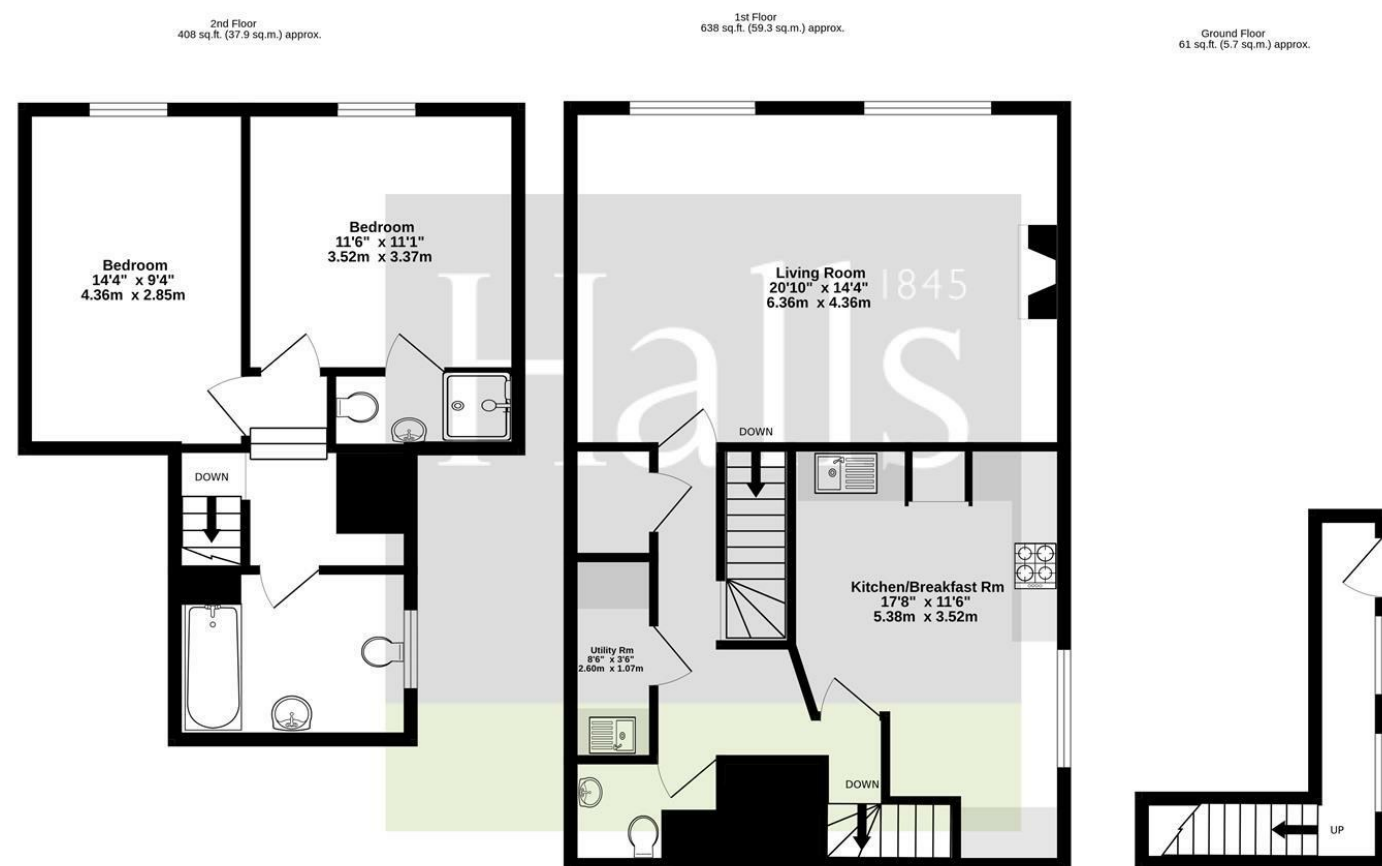


FOR SALE

The Maisonette, 1 Cross Street, Ellesmere, Shropshire, SY12 0AW



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 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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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.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@halls.gb.com



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Residential / Fine Art / Rural Professional / Auctions / Commercial



The Maisonette, 1 Cross Street, Ellesmere, Shropshire, SY12 0AW

A characterful two-bedroom, three-storey period maisonette offering around 1,100 sq ft of well presented and flexibly arranged living accommodation retaining a range of traditional features, conveniently situated within the heart of the lakeland town of Ellesmere.



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- Character Features
- Over 1,100 sq ft
- Master with En-Suite
- Grade II Listed
- Spacious Living Room
- Town Centre Location

DESCRIPTION

1 Cross Street is location in a particularly convenient position within the heart of the lakeland town of Ellesmere, which boasts a range of day-to-day amenities, including Supermarket, Schools, Public Houses, Restaurants, Medical Facilities, and a range of independent shops, whilst retaining a convenient proximity to the larger towns of Whitchurch and Oswestry. The nearby county centres of Wrexham and Shrewsbury lie to the north and south respectively and offer a more comprehensive range of amenities of all kinds, including cultural and artistic attractions.

The property is well presented throughout and provides over 1,100 sq ft of flexibly arranged and characterful living accommodation situated across three floors, with a ground floor Entrance Hall which rises to a first floor comprising a Living Room, Kitchen/Breakfast Room, Utility Room, and Cloakroom, this then rising again to a second floor which features two comfortably sized Bedrooms, one with an En-Suite, and a family Bathroom.

On street parking is positioned to the fore of the property, with public parking available in the town centre and the nearby Comrades Club.

THE ACCOMMODATION COMPRISES

- First Floor-
Living Room: 6.36m x 4.36m
Kitchen: 5.38m x 3.52m (max)
Utility Room: 2.60m x 1.07m
Cloakroom:

- Second Floor -

Bedroom One: 3.52m x 3.37m
En-Suite:
Bedroom Two: 4.36m x 2.85m
Bathroom:

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Unfortunately, we are unable to accommodate applicants with pets.

SERVICES

We are advised that the property is served by mains water, drainage, electric, and gas.

LOCAL AUTHORITY

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

COUNCIL TAX

The property is shown as being within council tax band A on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

