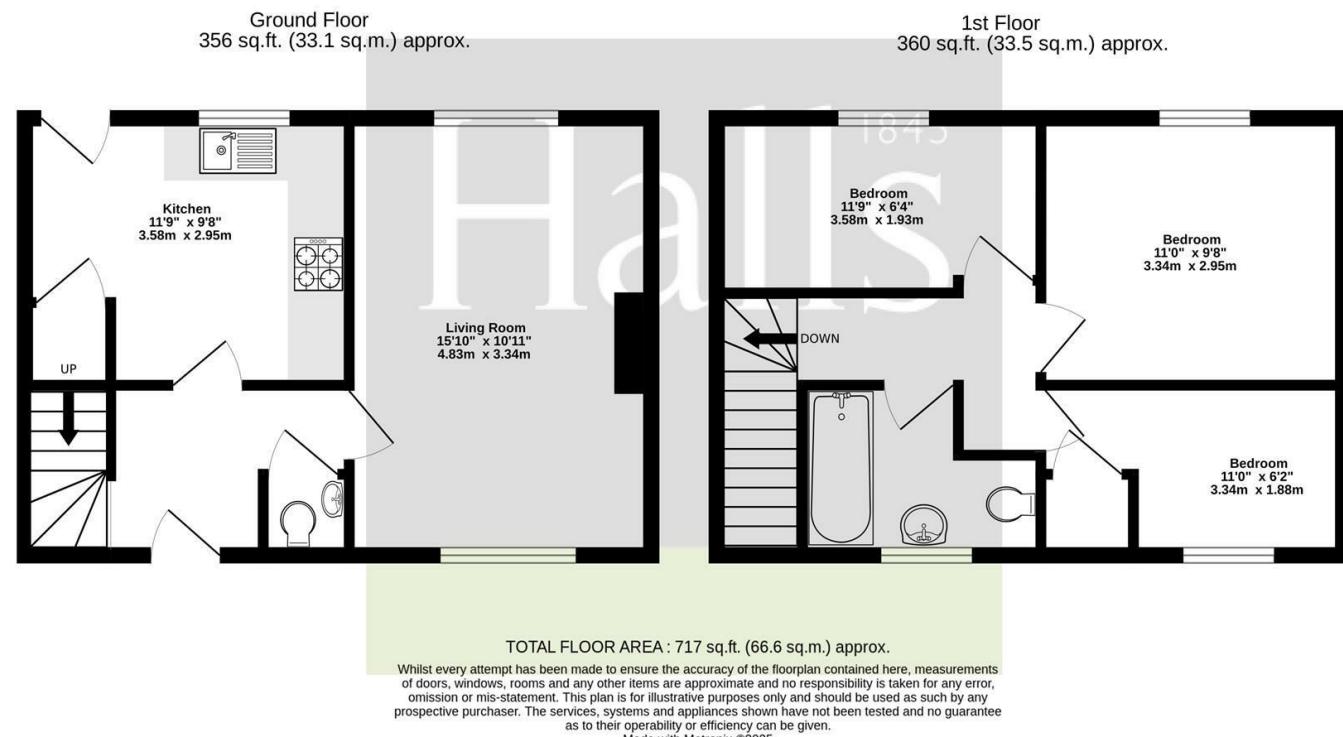


TO LET

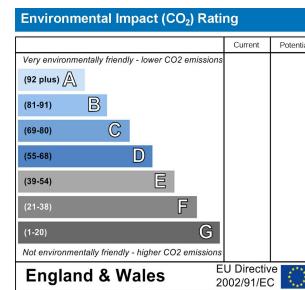
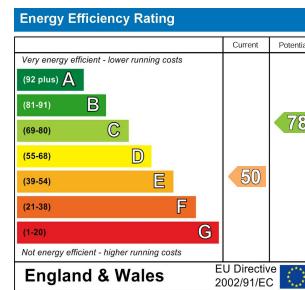
6 Eastwick Lane, Eastwick, Ellesmere, SY12 9DX

Halls¹⁸⁴⁵



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.



Halls¹⁸⁴⁵

01691 622602

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

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TO LET

£995 Per Calendar Month

6 Eastwick Lane, Eastwick, Ellesmere, SY12 9DX

A mature three-bedroom semi-detached property benefitting from well presented and generously proportioned living accommodation, alongside spacious gardens with ample driveway parking, peacefully situated in a semi-rural location close to the village of Dudley Heath, near Ellesmere.



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- Mature Family Home
- Well Presented
- Driveway Parking
- Large Gardens
- Available Long Term
- Peaceful yet Convenient Location

DESCRIPTION

6 Eastwick Lane occupies a pleasant semi-rural position against a backdrop of rolling countryside within a quiet hamlet close the popular village of Dudley Heath, which boasts a range of day-to-day amenities, including Post Office and Village Hall, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere, which, alongside wonderful opportunities around The Mere and the local canal network, provides a wider range of amenities, including Schools, Supermarket, Medical Facilities, Public Houses, and a range of independent Shops. The county centre of Shrewsbury lies around 30 minutes to the south by car.

The property has been well maintained throughout and enjoys a thoughtful array of well proportioned rooms situated across two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen, and Cloakroom, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by generous gardens which extend, in all, to around 0.16ac, with, to the front, ample driveway parking for a number of vehicles. The rear gardens a predominately laid to a large expanse of lawn bordered by a paved patio area, the latter representing an ideal spot for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISSES

- Ground Floor -
 - Entrance Hall: 3.60m x 1.88m
 - Living Room: 3.34m x 4.84m
 - Kitchen: 3.60m x 2.85m
 - Cloakroom:

- First Floor -

- Bedroom One: 3.55m x 2.86m
- Bedroom Two: 3.44m x 1.96m
- Bedroom Three: 3.55m x 1.87m
- Family Bathroom:

TERMS

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

Pets to be declared prior to viewing.

SERVICES

The property is understood to benefit from mains water, electric, and drainage. Heating is provided by an oil-fired boiler.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

LOCAL AUTHORITY

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

COUNCIL TAX

VIEWINGS

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

