

179 Middleton Road Oswestry SY11 2XX



3 Bedroom House - Detached
Offers In The Region Of £269,950

The features

- FABULOUS PRIVATE GARDEN
- LOUNGE, DINING ROOM AND CONSERVATORY
- 3 BEDROOMS AND BATHROOM
- GOOD SIZED ENCLOSED AND PRIVATE GARDENS
- VIEWING HIGHLY RECOMMENDED
- IMMACULATELY PRESENTED DETACHED HOUSE
- KITCHEN, UTILITY AND CLOAKROOM
- PARKING AND GARAGE
- ENVIABLE LOCATION



***** EXCELLENT PRIVATE GARDENS *****

This immaculately presented, 3 bedroom Detached House occupies is set in lovely private gardens of a generous size which truly must be viewed to be fully appreciated.

Set on the edge of this popular location with countryside walks and a range of local amenities and is a short distance from the Town Centre.

Reception Hall, Lounge, Dining Room, Conservatory, Kitchen, Utility, Cloakroom, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, parking, garage and large garden.

Viewing highly recommended.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular location ideally placed for commuters with ease of access to the A5/M54 motorway network. There area excellent local facilities including primary school, and lovely countryside walks. The busy market Town of Oswestry is a short drive or pleasant stroll away where you will find a host of national and independent stores and eateries.

RECEPTION HALL

With radiator.

LOUNGE

having bow window with deep display sill overlooking the front, Wooden fire surround housing living flame fire, media point, radiator. Double opening doors to

DINING ROOM

With radiator and opening to

SUN LOUNGE

being of brick and sealed unit double glazed construction with double opening French doors leading to the garden.

KITCHEN

Attractively fitted with range of units incorporating one and half bowl sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with worksurfaces over and space beneath for appliances. Matching range of eye level wall units, extractor hood and space for fridge/freezer. Window overlooking the rear garden and door to

UTILITY ROOM

With single drainer sink set into base cupboard with work surface extending to the side with space for appliances and eye level wall units over. Access to roof storage space, door to garden and personal door to Garage.

CLOAKROOM

With WC and wash hand basin, window to the side, radiator.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space, window to the side and off which lead

BEDROOM 1

A lovely light room with two windows to the front, fitted double wardrobe with mirror fronted sliding doors, media point, radiator.

BEDROOM 2

With window to the rear, media point, radiator.

BEDROOM 3

With window to the rear, media point, radiator.

BATHROOM

With suite comprising panelled bath with direct mixer shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

OUTSIDE

The property occupies an enviable position on the edge of this popular development, set back from the road on a slip way and approached over gravelled driveway with parking and leading to the Garage, with up and over door, power and lighting and personal door to the Utility.

The Gardens are of an excellent size and offer a great level of privacy. With a large paved sun terrace, ideal for those who love to entertain outdoors and a good sized lawn with well stocked shrub and herbaceous beds and enclosed with tall hedging and conifers. Timber garden storage and side access around both sides of the property to the front.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable `Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

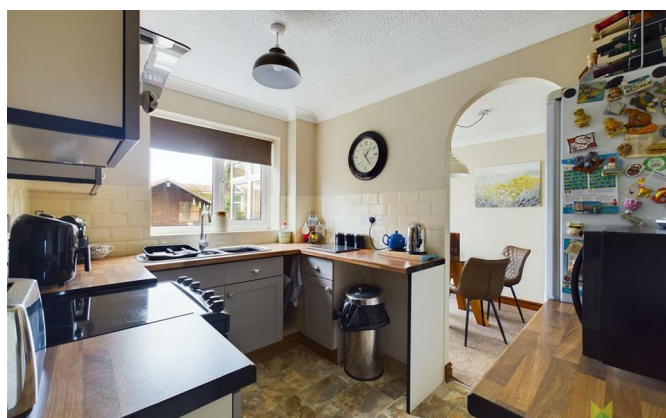
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Get in touch

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Click. www.monks.co.uk

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We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	83

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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