

# 8 Sefton Place Oswestry SY11 1PB



2 Bedroom House - Semi-Detached  
Offers In The Region Of £149,950

## The features

- POPULAR LOCATION CLOSE TO THE TOWN
- IDEAL FOR FIRST TIME BUYER OR INVESTOR
- 2 DOUBLE BEDROOMS AND BATHROOM
- NO UPWARD CHAIN
- GENEROUS SIZED TWO BEDROOM SEMI DETACHED HOUSE
- GOOD SIZED LOUNGE, KITCHEN/DINING ROOM
- COURTYARD GARDEN FOR EASE OF MAINTENANCE
- VIEWINGS ESSENTIAL



**\*\*\* SPACIOUS 2 BEDROOM SEMI DETACHED HOME \*\*\***

Offering deceptively spacious accommodation this two double bedroom semi detached house offers some scope for improvement.

Occupying an enviable position close to the Town with excellent amenities on hand and a short drive from the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge, Kitchen/Dining Room, 2 generous Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing and enclosed garden.

No upward chain.

## Property details

### LOCATION

The property occupies a convenient location in the popular market Town of Oswestry and all of its amenities including restaurants, cafe's, independent stores, supermarkets, churches and the Town's recreational facilities. A short drive from the A5/M54 motorway network and Railway Station at nearby Gobowen which has links to Shrewsbury, Chester and London.

### RECEPTION HALL

Covered entrance with double glazed door and side screens to Reception Hall. Radiator.

### LOUNGE

With bow window to the front, chimney breast with shelving to one side and ornamental electric fire, media point, radiator.

### KITCHEN/DINING ROOM

Dining area with useful under stairs storage cupboard, radiator, French door leading to garden. Kitchen is fitted with range of cream fronted units incorporating single drainer sink set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and space beneath for washing machine, inset 4 ring hob with extractor hood over and oven and grill beneath. Matching range of eye level wall units. Window overlooking the rear.

### FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with window to the side. Radiator.

### BEDROOM 1

A good sized double room with window overlooking the front, built in storage cupboard, radiator.

### BEDROOM 2

Another good sized room with two built in double wardrobes, window to the rear, radiator.

### BATHROOM

With suite comprising panelled bath with point for shower over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the rear.

### OUTSIDE

The property occupies a slightly elevated position approached over steps with gravelled and paved garden area. Side pedestrian access to the rear courtyard style garden which has been laid for ease to paved and decked areas and enclosed with brick walling and timber fencing. Brick built store.

### 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 the property benefits from all mains connected.

### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band A - 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

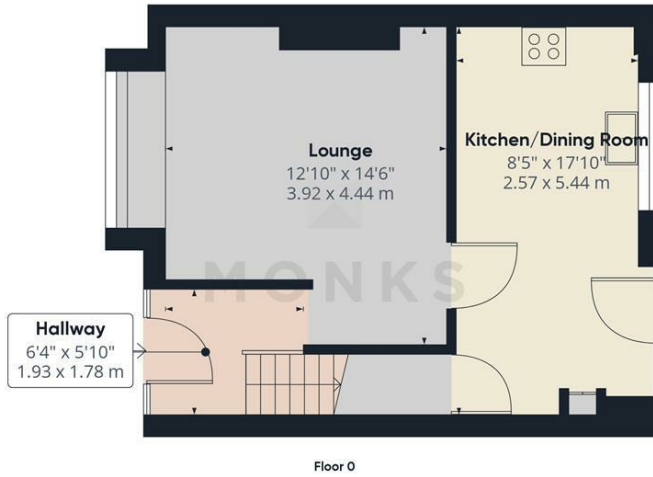
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.



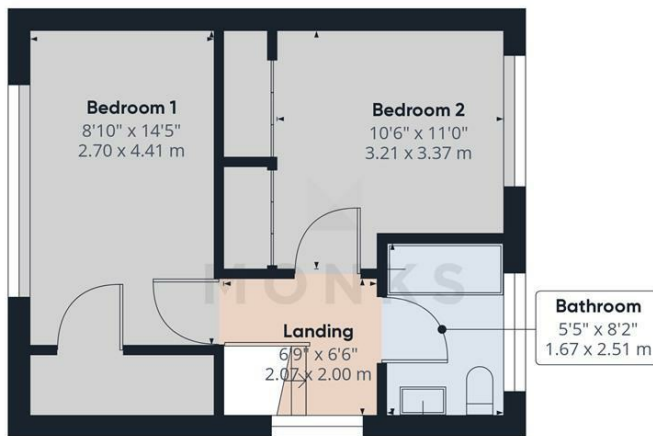
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Floor 0



Floor 1

Approximate total area<sup>®</sup>  
759.5 ft<sup>2</sup>  
70.56 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



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## Get in touch

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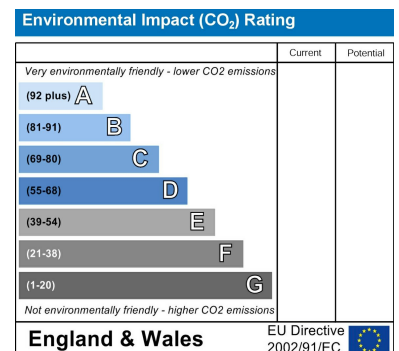
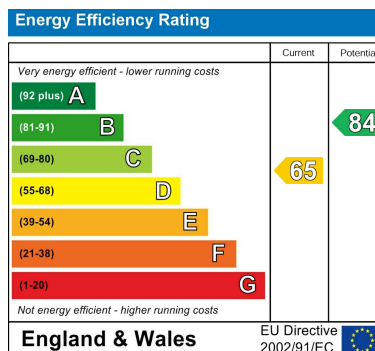
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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