

# 5 Hawkstone Park Whittington Road Oswestry SY11 1JH



2 Bedroom Park home  
Offers In The Region Of £155,000

## The features

- BEAUTIFULLY PRESENTED DETACHED PARK HOME
- WELL PRESENTED KITCHEN WITH OFF TO UTILITY
- FURTHER DOUBLE BEDROOM AND BATHROOM
- GOOD SIZED GARDEN WITH PAVED ENTERTAINMENT AREA AND LAWN
- VIEWINGS HIGHLY RECOMMENDED
- SPACIOUS LOUNGE AND DINING ROOM
- PRINCIPAL BEDROOM WITH ENSUITE AND WALK IN WARDROBE
- DRIVEWAY WITH AMPLE PARKING FOR MULTIPLE VEHICLES
- PURPOSE BUILT DEVELOPMENT FOR OVER 45's
- EPC RATING C



### \*\*\* WELL PRESENTED TWO BEDROOM PARK HOME \*\*\*

An opportunity to purchase this beautifully presented and spacious 2 bedroom Park Home on the quiet development for over 45's built in a convenient location close to the Town Centre.

The well thought out accommodation boasts spacious living with Reception Hallway, Lounge, Dining Room, Kitchen, Utility Room, Principal Bedroom with walk in wardrobe and Ensuite, further Double Bedroom and Bathroom.

Having the benefit of central heating, double glazing, a driveway with ample parking for multiple vehicles, well-maintained garden, perfect for entertaining.

Viewings recommended

## Property details

### LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

### RECEPTION HALLWAY

From the driveway, steps lead up to the covered entrance with a door leading into the Reception Hallway. Laminate flooring, coved ceiling, and radiator. Door opening to cupboard providing storage, further doors lead off,

### LOUNGE

A good sized lounge with two bow window's to the front aspect. Coved ceiling, TV and Media points, two radiators.

### DINING ROOM

A versatile room that could be used as a Dining Room, or Office/ Study. Radiator and window overlooking the side aspect. Archway leads into,

### KITCHEN

The kitchen has been attractively fitted with a modern range of base and wall mounted units comprising soft closing cupboards and drawers, with worktops over. Inset one and a half bowl stainless steel sink with mixer tap set into base unit, space beneath the worktop for dishwasher. Inset four-ring gas hob with extractor hood over and stainless steel splashback. Integrated eye level double oven and grill. Coved ceiling, laminate flooring and window overlooking side aspect.

### UTILITY ROOM

The door from the kitchen leads into the Utility Room, which has base level units with worktops over. Single stainless steel sink with mixer tap set into base unit. Space for washing machine and dryer beneath, and further wall mounted units. Radiator, coved ceiling and door leading out to the Rear Garden.

### PRINCIPAL BEDROOM

A good sized and well lit room with a window overlooking the side aspect. Coved ceiling and radiator, walk-in wardrobe providing an ample amount of hanging space and storage shelf above.

### ENSUITE

Fitted with shower cubicle with electric shower, wash hand basin with complimentary tiled splashback, and W/C. Radiator, window to the rear aspect, and coved ceiling.

### BEDROOM 2

A double bedroom with fitted wardrobe, window overlooking side aspect, coved ceiling and radiator.

### BATHROOM

Fitted with paneled bath with hot and cold mixer tap and shower head, complimentary tiled surround. W/C and wash hand basin. Laminate flooring, coved ceiling and radiator.

### OUTSIDE

The property is approached over a brick driveway which provides ample parking for multiple vehicles. The front of the property has been laid with gravel for ease of maintenance with raised shrub beds. Paved pathway to either side of the home leads to the Rear Garden which has a paved seating area, perfect for those who love to dine alfresco, large lawn with flower beds around and enclosed by fencing.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Leasehold with a monthly ground rent of £222.31. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are 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](http://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.

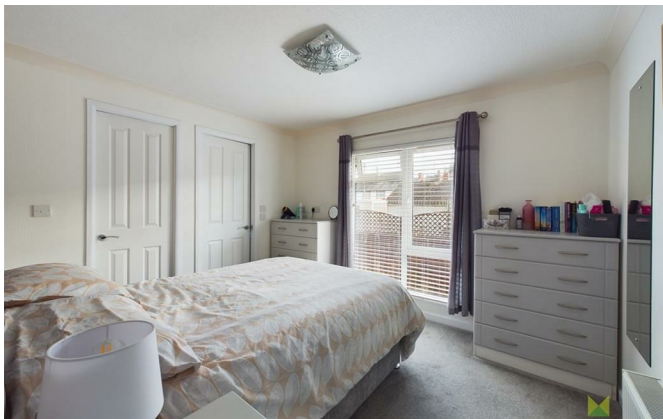
#### NEED TO CONTACT US

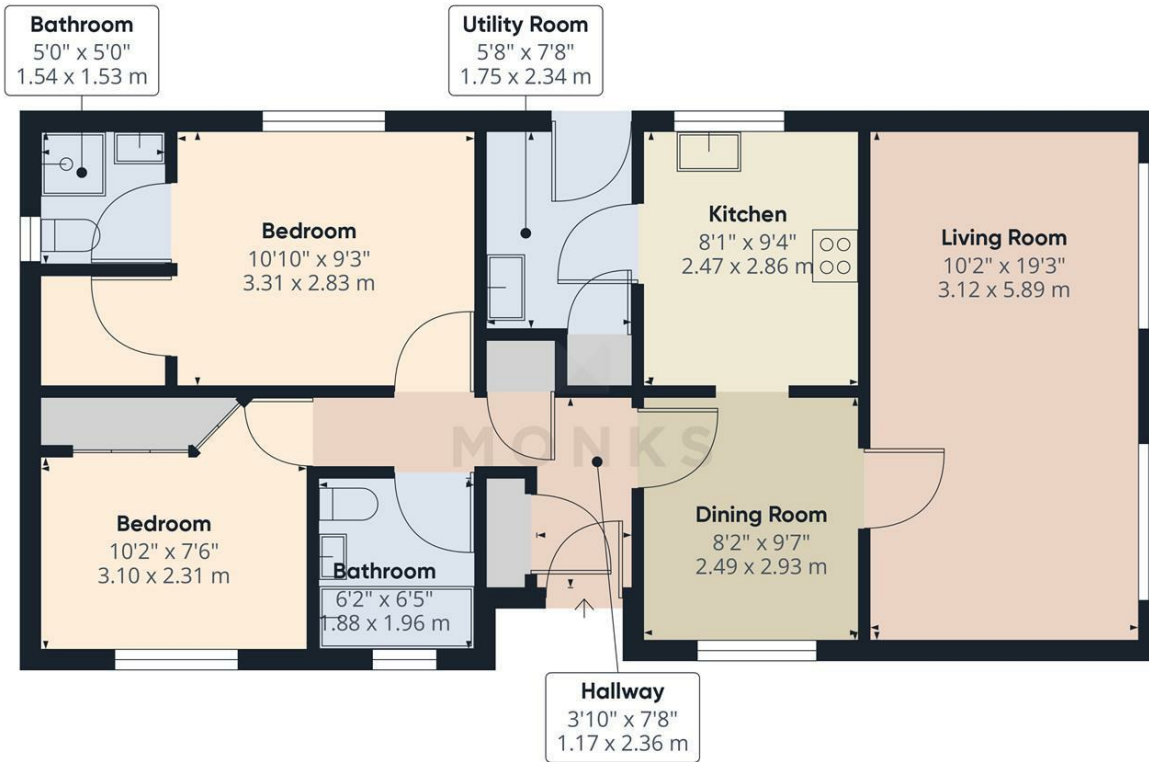
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.

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Approximate total area<sup>®</sup>  
755.73 ft<sup>2</sup>  
70.21 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## Judy Bourne

Director at Monks  
judy@monks.co.uk

## Get in touch

Call. 01691 674567  
Email. info@monks.co.uk  
Click. www.monks.co.uk

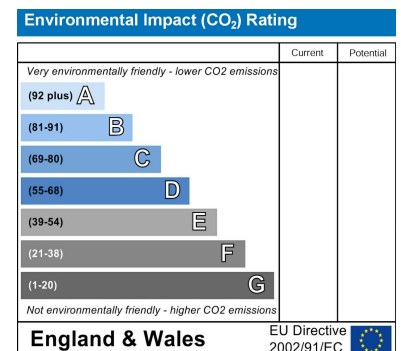
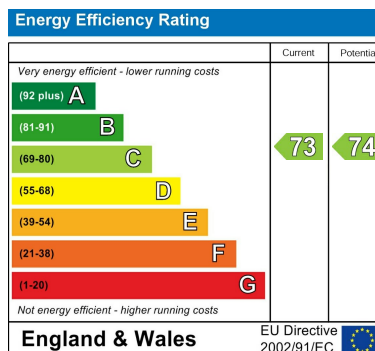
## Oswestry office

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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