

# 35 Park Avenue Oswestry SY11 1AU



3 Bedroom House - Terraced  
Offers In The Region Of £239,500

## The features

- NO ONWARD CHAIN
- OPEN PLAN LIVING DINING AREA
- UTILITY ROOM, STORAGE CUPBOARD AND CLOAKROOM
- BATHROOM WITH BATHTUB AND SEPERATE SHOWER
- VIEWING ESSENTIAL
- 3 BEDROOM TERRACED PERIOD HOME
- WELL FITTED KITCHEN WITH SPACE FOR APPLICANCES
- TWO DOUBLE BEDROOMS AND A FURTHER BEDROOM
- LARGE OPEN LANDING SPACE
- ENERGY PERFORMANCE RATING D



### \*\*\* SPACIOUS THREE BEDROOM PERIOD HOME \*\*\*

An opportunity to purchase this spacious period home perfect for today's modern living, with period feature and large Rear Garden, this property occupies a truly enviable position on a sought after road in the heart of the Market Town of Oswestry.

Briefly comprising of Reception Hallway, open plan Living/ Dining Room, Fitted Kitchen, Utility and Cloakroom, Three Bedrooms, and Family Bathroom.

Having benefit of gas central heating, enclosed rear garden and a close to town location.

Viewings Highly 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

Covered entrance leads into Reception Hallway with herringbone style flooring, paneled walls and coved ceiling. Staircase leading to the First Floor Landing. Radiator

### OPEN PLAN LOUNGE/ DINING ROOM

A fabulous open space perfect for today's modern living, with bay window to the front aspect. coving to the ceiling, gas fire with surround and hearth and alcove shelving. Herringbone style laminate flooring, radiator.

To the rear of the room there is ample space for a dining table and well lit with window to the rear. Dado railing, herringbone style laminate flooring, radiator.

### KITCHEN

The kitchen has been fitted with a range of cream fronted shaker style base level units comprising cupboards and drawers with worktop over. Single drainer sink set into base unit with window above overlooking the side aspect. partially tiled walls and tiled flooring, further range of matching wall mounted units. Space for freestanding cooker, and further space for fridge/ freezer. Door leading down to cellar which is useful for storage.

### UTILITY ROOM

With base level shaker style fronted unit and worktop over, space for washing machine and dryer. Window overlooking the rear aspect, storage cupboard. Door leading out to the Rear Garden.

### CLOAKROOM

Door opening into Cloakroom with WC, window overlooking the rear aspect, tiled flooring.

### FIRST FLOOR LANDING

Staircase leads from the Reception Hallway to the First Floor Landing with storage cupboard and loft access leading to the loft space, window to the rear aspect and paneled walls. Further doors leading off.

### BEDROOM 1

Double bedroom with window overlooking the front aspect. Radiator

### BEDROOM 2

Double bedroom with window overlooking the rear aspect, chimney recess with feature period cast iron fireplace. Radiator.

### BEDROOM 3

With window to the front aspect. Radiator.

### BATHROOM

Fitted with a paneled bath with traditional taps and shower head, Shower cubicle, WC, and wash hand basin. Partially tiled walls, window overlooking the rear garden. Radiator.

### OUTSIDE

To the front of the property there is a paved pathway leading to the covered entrance, area laid with lawn and enclosed with brick wall and gate. To the rear of the property there is a good sized long garden which has great scope for improvement with area laid with lawn, wooden shed and paved patio area.

### 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 all main 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.

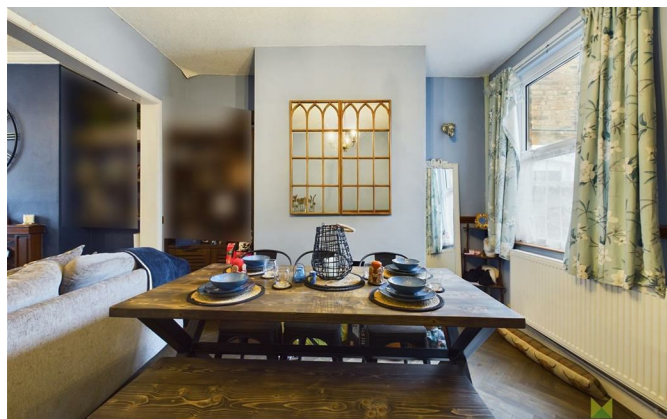
#### NEED TO CONTACT US

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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## 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

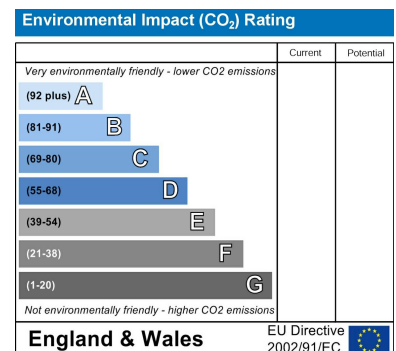
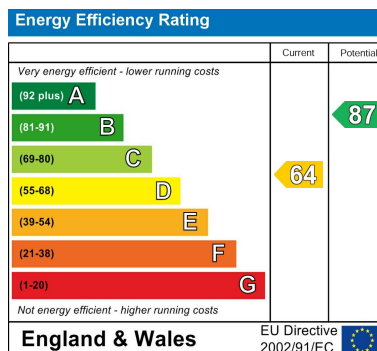
## Oswestry office

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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