102 Albert Road
Oswestry
SY11 1NJ

MONKS

2 Bedroom House - End Terrace
Offers In The Region Of £169,995

The features

- BEAUTIFULLY PRESENTED PERIOD HOME
- LOUNGE WITH BAY WINDOW AND DINING ROOM
- 2 GENEROUS SIZED DOUBLE BEDROOMS
- ENCLOSED COURTYARD GARDEN
- EPC RATING E
- ENVIABLE LOCATION CLOSE TO THE TOWN
- GOOD SIZED KITCHEN WITH OVEN AND HOB
- RE-FITTED BATHROOM
- VIEWING HIGHLY RECOMMENDED

***** WELL PRESENTED PERIOD HOME *****

An excellent opportunity to purchase this charming Period home with generous sized rooms and perfect for first time buyers or those looking to upsize.

Occupying an enviable position in this much sort after location, a short stroll from the Town Centre, local amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Dining Room, Kitchen, Cloakroom, 2 generous sized double Bedrooms and re-fitted Bathroom.

The property has the added benefit of double glazing, newly fitted modern panel heaters and enclosed courtyard garden.

Viewings Essential.

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
Recessed entrance with patterned floor tiles and door leading into the Reception Hallway with staircase leading to the First Floor Landing. Wooden effect flooring and original features including moulded arch and dado rail.

LOUNGE
A well lit room with bay window to the front. Feature period style fireplace with tiled insets and housing living flame electric fire, media point. Panel heater.

DINING ROOM
A good size and light room with French doors to the rear. Useful under stairs storage cupboard, laminate floor covering, coved ceiling and panel heater.

KITCHEN
Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with wooden edged work surfaces over and having space beneath for washing machine. Inset 4 ring electric hob with extractor hood over and eye level double oven and grill with cupboards above and below. Tiled surrounds and matching range of eye level wall units with open fronted display shelving. Window to the side, wooden effect flooring.

REAR ENTRANCE HALL
With window to the side and door leading to the garden, laminate flooring and panel heater.

CLOAKROOM
With window to the rear. WC and wash hand basin. Partially tiled walls and laminate flooring

FIRST FLOOR LANDING
Front the Reception Hallway stairs lead to the First Floor Landing, with dado railing and coved ceiling. Access hatch providing access to the loft space. Doors leading off,

BEDROOM 1
A generous sized room naturally well lit by two windows overlooking the front, panel heater.

BEDROOM 2
A good sized double room with window to the rear. Range of fitted bedroom furniture including wardrobes and central dressing table with storage above. Panel heater.

BATHROOM
Re-fitted with suite comprising p-shaped panel bath with mixer taps and shower attachment, wash hand basin and WC set into concealed vanity with storage. Complementary tiled surrounds, built in Airing/Storage cupboard. Window to the rear.

OUTSIDE
To the front of the property there is a garden laid with gravel and established shrubs, paved pathway leading to porch area with decorative tiled flooring and door leading in. Enclosed with brick wall and cast iron gate and fencing.
To the rear the garden has been laid with slabs providing ease of maintenance, spaced out raised flower beds with established shrubs, enclosed with a wall and access out to the main road. Useful brick storage shed.

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

SERVICES
We are advised that mains water, sewage and electric 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 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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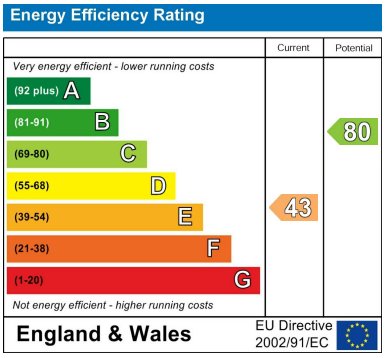

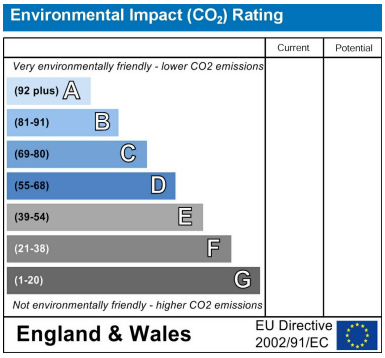

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We're available 7 days a week
HOME – four words that define who, and what we are:

Honest, **O**riginal, **M**otivated, **E**mpathetic

Monks for themselves and for the vendors of this property, whose agents they are give notice that:

• These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

• All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.