

Town & Country

Estate & Letting Agents



21 Gatacre Avenue, Oswestry, SY11 1DP

Offers In The Region Of £255,000

Situated in the popular area of Gatacre Avenue, Oswestry, this delightful semi-detached house offers an ideal family home for those seeking comfort and convenience. Built in 1945, this extended property has been meticulously maintained and is presented in excellent condition. The house boasts two spacious reception rooms, perfect for family gatherings or entertaining guests. The well-appointed kitchen complements the living spaces, providing a warm and inviting atmosphere for daily life. With three generously sized bedrooms, there is ample room for family members or guests, ensuring everyone has their own private space. The property features one newly fitted family bathroom and a cloak room off the spacious utility room, which is a significant advantage for busy households. The layout of the home is thoughtfully designed to maximise space and functionality, making it a practical choice for families of all sizes. Situated in a peaceful location, this home offers a safe environment for children to play and a sense of community that is often sought after. The location is also convenient for local amenities, schools, and transport links, making it an excellent choice for those who value accessibility. In summary, this semi-detached house on Gatacre Avenue is a wonderful opportunity for families looking for a well-maintained, spacious home in a tranquil setting. With its excellent condition and thoughtful layout, it is sure to meet the needs of modern family living.

Directions

From our Willow Street Office turn right onto Castle Street, turn left onto Oak Street, turn right onto York Street, bear left onto Liverpool Road, turn left onto Gittin Street, turn right onto Gatacre Avenue and follow the road around to the right where the property will be seen on the left.

Accommodation Comprises

Hallway



The hallway has a part glazed door to the front, radiator, stairs leading to the first floor, tiled floor and doors leading to the lounge and the kitchen.

Lounge 17'4" x 10'3" (5.29m x 3.13m)



The good sized, bright lounge has a bow window to the front, radiator, wood flooring, coved ceiling, tv point, open reach point and provision for a fireplace.

Kitchen 11'2" x 10'5" (3.41m x 3.18m)



The well appointed kitchen is fitted with a range of modern base and wall units with oak block style work surfaces over, ceramic induction hob, integrated extractor fan, Neff eye level electric double oven, tiled flooring, part tiled walls, integrated Bosch dishwasher, ceramic sink with a mixer tap over, space for a fridge, display cabinets and spotlighting. The kitchen opens out onto the dining room.

Additional Photo



Dining Room 10'2" x 6'10" (3.10m x 2.09m)



The dining room has a window to the side, radiator, patio doors leading out to the rear garden, tiled flooring and spotlights. A door leads through to the utility.

Additional Photo



Utility 9'11" x 6'9" (3.03m x 2.08m)



The utility has a tiled floor, plumbing for a washing machine, stainless steel sink with a mixer tap over,

part tiled walls, Worcester gas fired boiler, velux window, radiator, newly installed upvc stable door to the rear and a door leading to the cloakroom.

Cloakroom



The cloakroom has a radiator, wash hand basin, low level w.c, tiled floor, extractor fan and a window to the rear.

To The First Floor

The first floor landing has a window to the side and loft access with a pull down ladder and part boarded loft. Doors lead to the bedrooms and the bathroom.

Bedroom One 10'3" x 9'10" (3.13m x 3.02m)



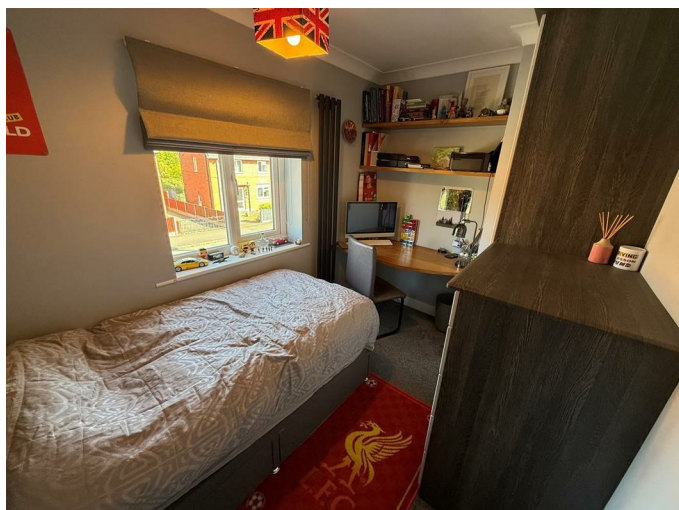
The first double bedroom has a window to the rear overlooking the garden, fitted wardrobes and storage, fitted vanity lights and bedside cabinets, radiator and a coved ceiling.

Bedroom Two 10'7" x 8'0" (3.23m x 2.46m)



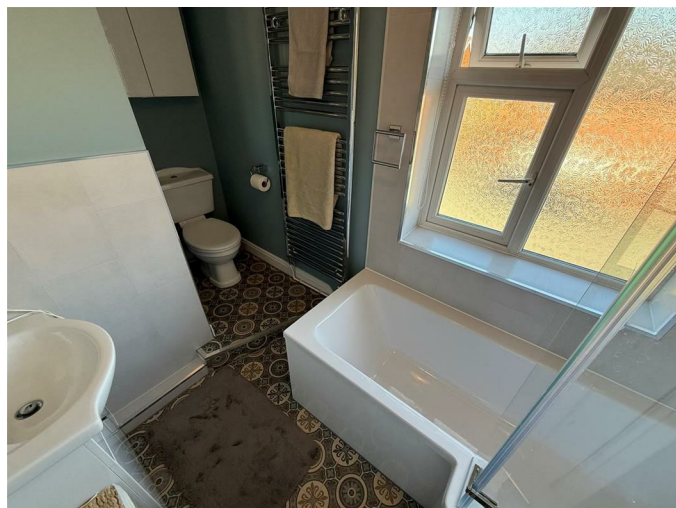
The second bedroom has a window to the rear overlooking the garden, fitted wardrobes, shelving and a fitted desk.

Bedroom Three 10'4" x 6'7" (3.15m x 2.02m)



The third bedroom has a window to the front, modern vertical radiator, coved ceiling and fitted wardrobes and drawers.

Family Bathroom 10'5" x 5'1" (3.20m x 1.56m)



The modern family bathroom is fitted with a P shaped bath with a mixer tap over and mains powered shower with a glass screen, a window to the front, heated towel rail, low level w.c., wash hand basin on a vanity unit with a mixer tap over, vinyl flooring, airing cupboard with a radiator and shelving, extractor fan, shaver point, illuminated mirror and part tiled walls.

Additional Photo



To The Outside

The property has off road parking for several vehicles with a canopy porch and outside lighting leading to the front door. A gate at the side gives access to the rear garden.

Rear Gardens



The rear gardens are another great feature of this lovely home. having a patio off the dining room and utility with steps up to a further lawned area and patio with well stocked flower beds, two sheds, and fence boundaries. There is a hot and cold water tap. The garden backs onto open woodland making it very private.

Additional Photo



Additional Photo



Additional Photo



Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band B.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

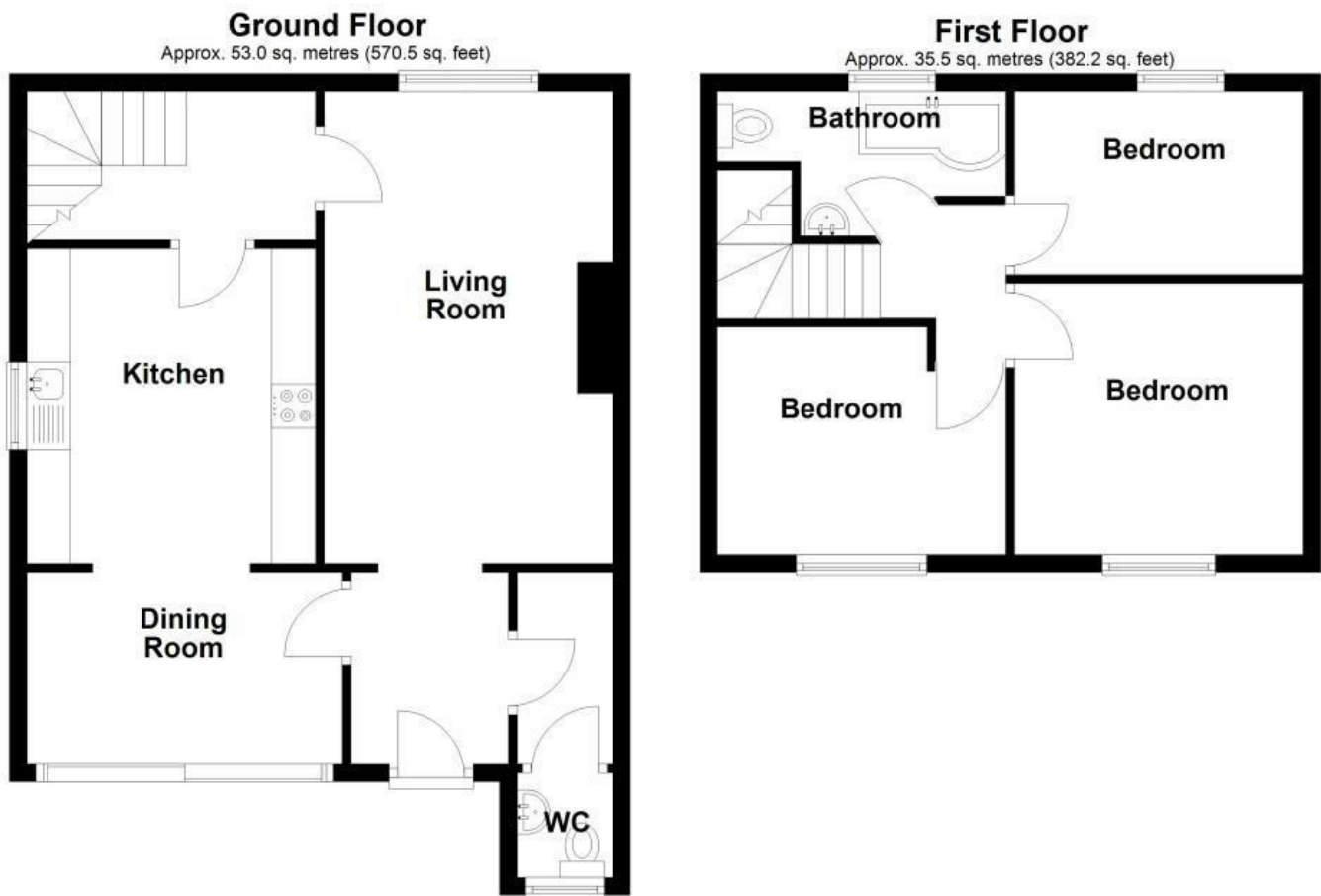
Saturday: 9.00am to 2.00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

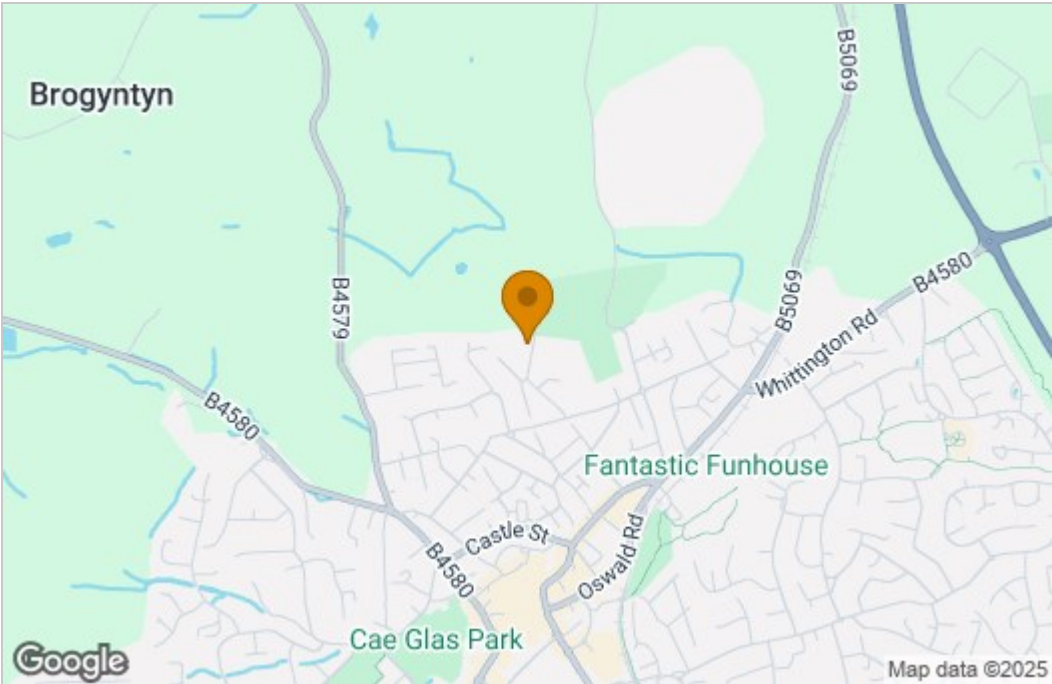
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

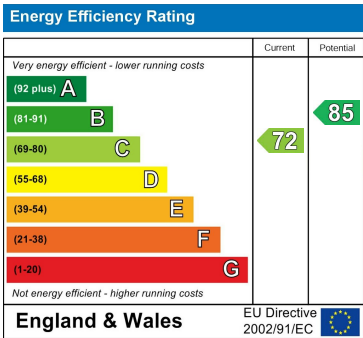


Total area: approx. 88.5 sq. metres (952.6 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.