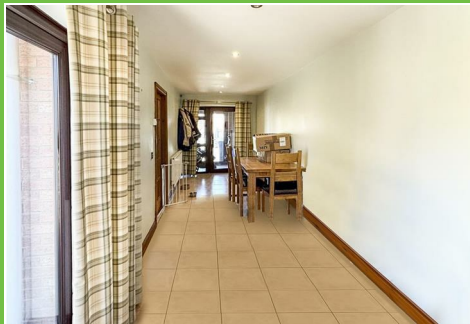


Town & Country

Estate & Letting Agents



64 Balmoral Crescent, Oswestry, SY11 2XQ

Offers In The Region Of £249,950

Situated in the popular residential area of Balmoral Crescent, Oswestry, this four bedroom extended property offers two reception rooms and a lovely enclosed low maintenance rear garden. With parking for two vehicles and with excellent transport links to nearby towns and cities, including Shrewsbury and Chester, commuting is convenient, making it an ideal choice for professionals.

Directions



From our Willow Street office proceed out of town and turn right onto Castle Street. Proceed along, turning left onto Beatrice Street then onto Gobowen Road. Turn right onto Whittington Road and continue along, turning right onto Harlech Road. At the roundabout continue straight ahead onto Cabin Lane. Take the second turning on the right into Balmoral Crescent, where the property can be seen on the right hand side identified by our board.

Accommodation Comprises:

Hallway

With a door to the front, a window to the side, door through to the lounge and stairs to the first floor.

Lounge 12'11" x 10'9" (3.96 x 3.30m)



With a bay window to the front, wooden fire surround with marble hearth and gas fire inset, a radiator, and a door to the living room.

Kitchen 16'0" x 9'5" (4.88 x 2.88m)



With two windows to the rear, the kitchen is fitted with a range of base and wall units with worktops over, stainless steel sink with drainer and with a mixer tap over, space for a fridge freezer, space and plumbing for a gas cooker with extractor fan over, plumbing and space for a washing machine, integral dishwasher, door to a pantry cupboard and a door to the dining room.

Dining Room 23'9" x 7'3" (7.25 x 2.22m)



The dining room can be entered from the kitchen however there is also a separate entrance via the porch at the front of the property. It has a door to the downstairs W/C and double doors to the garden.

W/C

With a window to the rear, W/C, wash hand basin and a radiator.

Landing

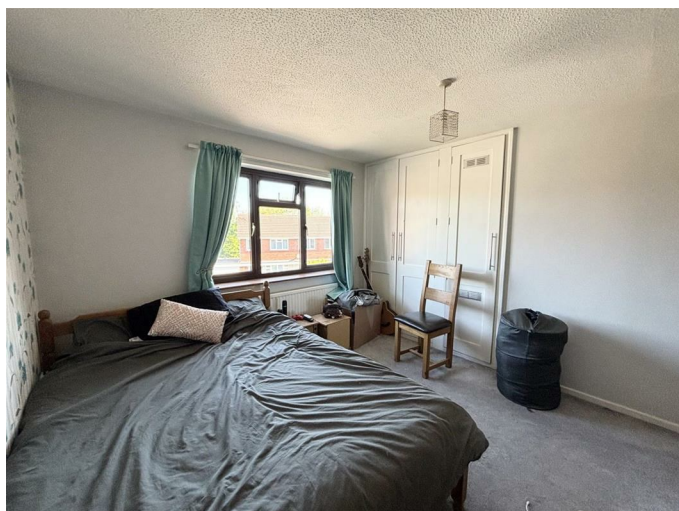
Doors lead to the bedrooms and bathroom and there is access to the roof space via a loft hatch.

Bedroom One 10'7" x 11'6" (3.25 x 3.52m)



With a window to the front, built in double wardrobe and a radiator.

Bedroom One Additional Photograph



Bedroom Two 9'1" x 7'8" (2.78 x 2.35m)



With a window to the rear and a radiator.

Bathroom 5'6" x 5'10" (1.68 x 1.80m)



Having a window to the rear, W/C, wash hand basin with a mixer tap on a vanity unit, vinyl flooring, aqua panelled walls, shower cubicle with mains powered shower and an electric shaver mirror.

Bedroom Three 15'10" x 7'3" (4.83 x 2.23m)



With a window to the rear and a window to the side, a radiator and a built in wardrobe with rail and shelving.

Bedroom Four 11'3" x 7'11" (3.43 x 2.42m)



With a window to the front, a radiator and a built in wardrobe for storage.

Front Garden



The property benefits from a block paved driveway with parking for two vehicles.

Rear Garden



The good sized rear garden is fully enclosed with fencing and has a decked area ideal for sitting out,

this leads to a low maintenance gravelled garden with raised beds planted with shrubs and a summerhouse. The property also has an outside tap.

Rear Garden Additional Photograph



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 A.

Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.30pm
Saturday: 9.00am to 2.00pm

To Book a Viewing

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

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.

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.

Town and Country Services

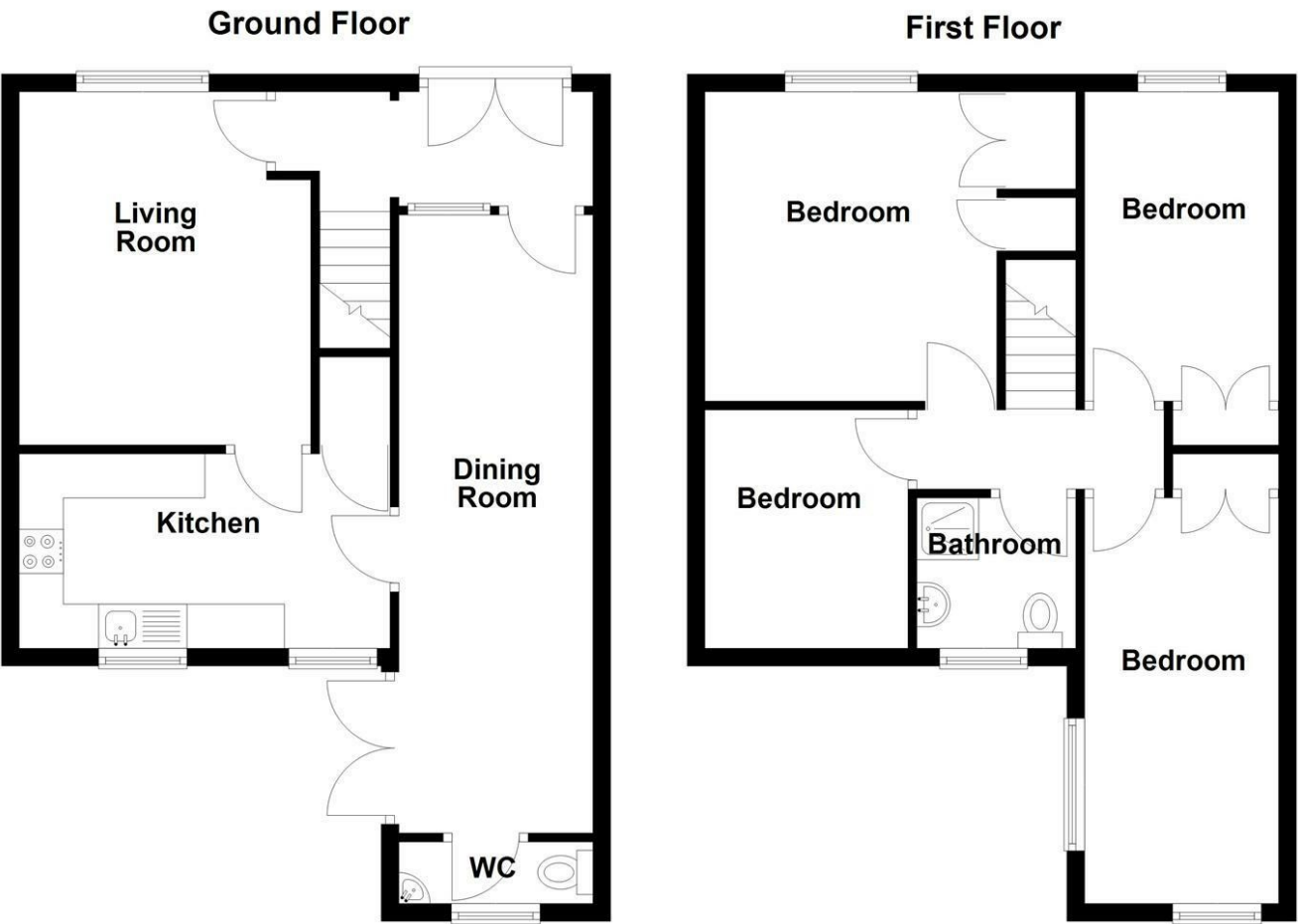
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour 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.

Additional Information

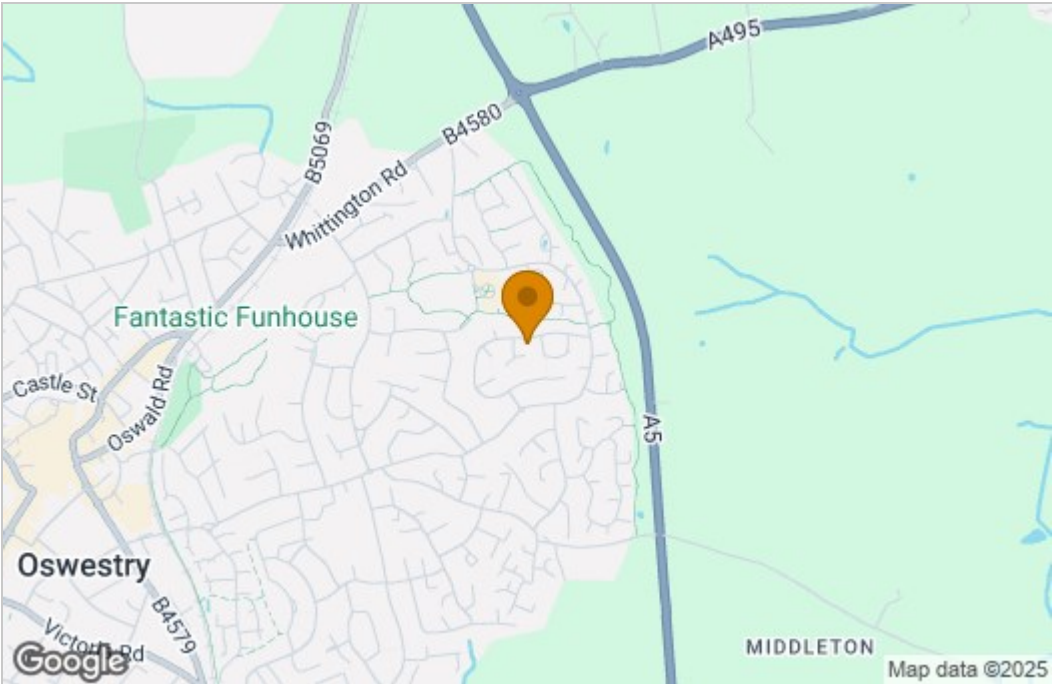
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

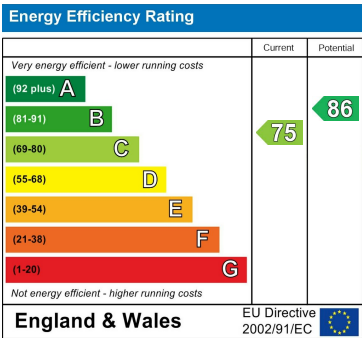
Floor Plan



Area Map



Energy Efficiency Graph



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