

# BOWEN

PROPERTY SINCE 1862



Asking Price £264,995

Plot 80 Hawthorn Rise, The Hawthorns,  
Ellesmere, SY12 9ER

🏠 3 Bedrooms

🚿 2 Bathrooms

## Plot 84 Hawthorn Rise, The Hawthorns, Ellesmere, SY12 9ER



### General Remarks

**Location:** Located in the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with direct links to Birmingham and beyond.



### Accommodation

#### Ground Floor:

**Living Room:** 11' 7" x 17' 3" (3.52m x 5.25m)

**Kitchen/Dining Room:** 15' 3" x 10' 1" (4.65m x 3.08m)

**Utility:** 5' 8" x 4' 9" (1.73m x 1.44m)

**Cloaks:** 7' 1" x 3' 3" (2.16m x 0.98m)

#### First Floor:

**Master Bedroom:** 9' 2" x 11' 10" (2.80m x 3.60m)

**En-suite:** 5' 7" x 5' 9" (1.70m x 1.76m)

**Bedroom 2:** 8' 9" x 12' 1" (2.66m x 3.69m)

**Bedroom 3:** 5' 11" x 11' 1" (1.81m x 3.37m)

**Family Bathroom:** 6' 0" x 6' 9" (1.82m x 2.06m)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

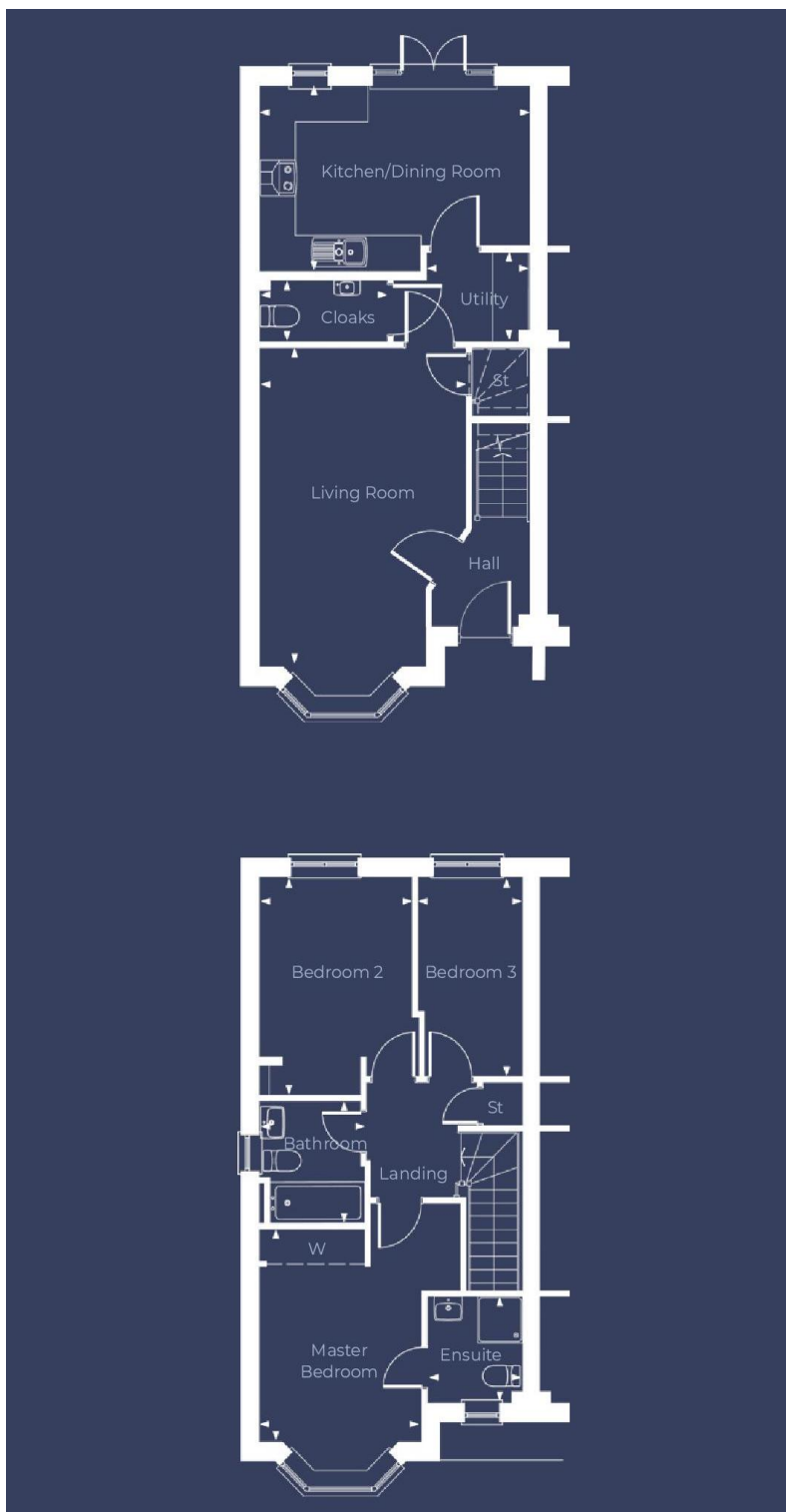
**Directions:** From the Agents office in The Square proceed along Cross Street to the roundabout and take the first left. Proceed along Willow Street taking the 2nd right turning onto Trimpley Street. Proceed along this road passing the local primary school take your second left into 'Bramble Ridge' continue straight ahead for the new development.

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

## Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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### GROUND FLOOR

#### Living Room

3.52m x 5.25m (11'-7" x 17'-3")

#### Kitchen/Dining Room

4.65m x 3.08m (15'-3" x 10'-1")

#### Cloaks

2.16m x 0.98m (7'-1" x 3'-3")

#### Utility

1.73m x 1.44m (5'-8" x 4'-9")

### FIRST FLOOR

#### Master Bedroom

2.80m x 3.60m (9'-2" x 11'-10")

#### Ensuite

1.70m x 1.76m (5'-7" x 5'-9")

#### Bedroom 2

2.66m x 3.69m (8'-9" x 12'-1")

#### Bedroom 3

1.81m x 3.37m (5'-11" x 11'-1")

#### Bathroom

1.82m x 2.06m (6'-0" x 6'-9")



A property business  
steeped in heritage  
with a forward  
thinking outlook.

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