

BOWEN

PROPERTY SINCE 1862



Asking Price £319,995

22 Cherry Drive, Ellesmere, SY12 9PF

🏠 4 Bedrooms 🚿 1 Bathroom

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General Remarks

Bowen are favoured with instructions to offer 22 Cherry Drive for sale by private treaty. Situated in a popular established residential area within walking distance of the Town Centre and local amenities. The property has been maintained to a very high standard benefiting from a corner plot location with an enclosed integral garage and driveway providing ample parking space.

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

Partly Glazed Entrance Door:

Entrance Hall: Radiator, dado rail. 'Honeywell' thermostat control switch.

Cloakroom: Vinyl flooring, low level flush WC, pedestal wash hand basin with tile splash.

Lounge: 13' 6" x 13' 1" (4.12m x 3.99m) Wood effect flooring, dual aspect windows, dimmer switch, silhouette window blind, TV and telephone points, coving to ceiling and radiator.

Partly Glazed Double Doors into: Dining Room: 10' 9" x 10' 5" (3.27m x 3.18m) Continuation of wood effect flooring, coving to the ceiling and radiator. French double doors leading onto the patio area and rear garden.

Breakfast Kitchen: 14' 1" x 10' 9" (4.29m x 3.27m) Vinyl cushion flooring, spotlights to ceiling. Range of fitted wall cupboards with matching base units with worktop surface over. Downlighters from wall cupboards and lighting to plinths. Integrated appliances to include refrigerator/freezer, 'Neff' dishwasher, 'Siemens' washing machine, 'Siemens' double oven, 'Smeg' induction 4 ring hob with glass splash back and extractor hood above. 1.5 stainless steel sink and drainer. Understairs storage cupboard. Door into garage and half glazed door to outside.

Staircase to first floor and landing area: Airing cupboard with slatted shelving and a 'Baxi' boiler. Access to the roof space via a ladder.

Bedroom 1: 11' 11" x 9' 9" (3.64m x 2.97m) Dual aspect windows, mirror sliding door fitted wardrobe to one wall. Radiator.

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.



Bedroom 2: 13' 6" x 7' 9" (4.11m x 2.37m) Built-in storage cupboard with shelving. Radiator.

Bedroom 3: 10' 3" x 8' 10" (3.13m x 2.68m) Built-in double door wardrobe and single storage cupboard. Radiator.

Bedroom 4: 14' 9" x 5' 1" (4.50m x 1.56m) Built-in storage cupboard with hanging rail and shelf. Built-in wardrobe with sliding opaque doors. Radiator.

Fully Tiled Bathroom: Tiled floor. Pedestal wash hand basin, low level flush wc, panel bath with shower attachment over, separate shower cubicle, heated towel rail.

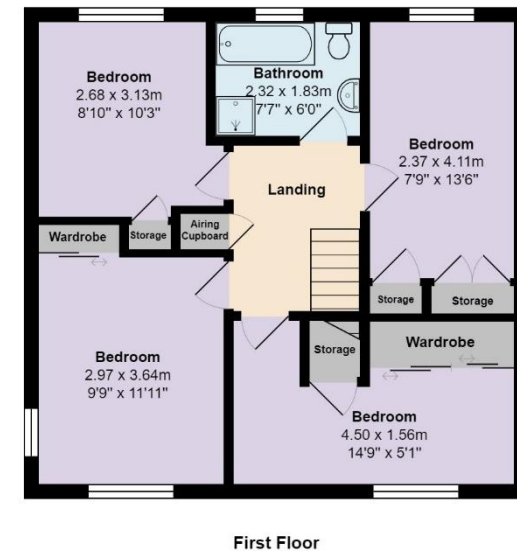
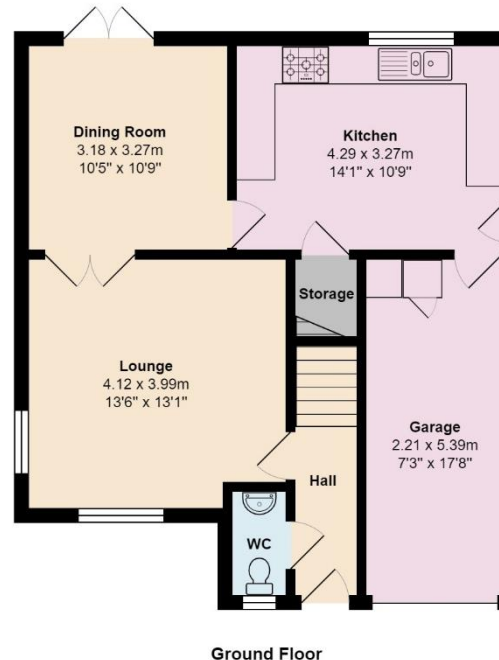
Outside: The house is approached over a block pave drive providing parking and access to the garage. The house occupies a good size corner plot with the open plan front and side being mainly laid to lawn. There is access all around the house via a concrete slab pathway and side gates. The enclosed rear garden has a lawned area with a good-sized patio area and raised corner decking ideal for outdoor entertaining. Borders surround the garden with bark and various shrubs and plants. Outside tap, external lights, timber garden shed, **Garage:** 17' 8" x 7' 3" (5.39m x 2.21m) concrete base, 'up and over' door. Power and light available.

Council Tax Band 'D' EPC 66|D:

Tenure: We understand that the property is freehold with vacant possession upon completion.

Directions: Proceed out of the town along Trimpley Street (B5068) sign posted Dudleston Heath. After a passing the Primary School turn left into Cherry Drive continue for a short distance and no: 22 will be identified on the right identified by the agents for sale board.

22, Cherry Drive, Ellesmere, SY12 9PF



Total Area: 106.2 m² ... 1143 ft² (excluding garage)

All measurements are approximate and for display purposes only