

# BOWEN

PROPERTY SINCE 1862



£265,000

36 Watergate Street, Ellesmere, SY12 0EU

3 Bedrooms 2 Bathrooms

## 36 Watergate Street, Ellesmere, SY12 0EU



### General Remarks

Bowen are favoured with instructions to offer this well presented and spacious three-bedroom town house with private courtyard, seating area and off road parking. The property is Grade II listed and has retained a wealth of original features typical of town houses from this period. Internal viewing is essential to appreciate the generously sized living space and charm which this most individual property has to offer.

**Location:** The property is situated within walking distance of the centre of the market town of Ellesmere which has a host of shops, public houses and amenities. The area is also at the heart of Shropshire's Lake District with a number of the area's famous Meres and the Shropshire Union Canal close by. The town is well placed for access to the larger historic towns of Oswestry, Shrewsbury, the City of Chester and the motorway network beyond.

### Accommodation

**Living Room:** 15' 0" x 13' 6" (4.58m x 4.12m) Tile floor. Wood burning stove set in a brick inglenook on a raised tile hearth. Timber surround and mantel. Staircase to first floor accommodation with understairs storage cupboard, dado rail, radiator.

**Cellar:** 15' 0" x 12' 0" (4.58m x 3.67m) Steps down from living room to cellar with light/power facilities laid on.

**Dining Room:** 12' 1" x 11' 5" (3.69m x 3.48m) Oak flooring. Cast iron fireplace with timber surround and mantle, dado rail, radiator, built in shelving and separate built in storage cupboard.

**Kitchen:** 12' 1" x 11' 3" (3.69m x 3.42m) Stone tile flooring. Range of fitted base units with matching wall cupboards with worktop surface over & inset Belfast sink and drainer. Dual fuel cooker range with double oven and 5 ring hob with stainless steel splash and cooker hood. Spaces for appliances to include dishwasher, washing machine and refrigerator/freezer. Partly tiled walls, halogen strip light.

**Breakfast Room:** 12' 7" x 7' 11" (3.84m x 2.42m) This room lends itself to a number of uses and is presently used as a boot room/utility area. Stone tile flooring, built in storage cupboards, radiator, glazed French doors and separate timber door to outside.

**Cloakroom:** Continuation of tile floor. Low level flush wc, wash hand basin tile splash, fitted shelving and wall mounted 'Worcester' gas boiler.

**First floor and landing area:** Access to roof space via a loft ladder.

**Bedroom One:** 15' 4" x 12' 9" (4.67m x 3.88m) Oak flooring. Built in wardrobe with shelves and hanging rail,

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.



feature cast iron fireplace set on slate hearth with brick surround and timber mantle. Radiator.

**Bedroom Two:** 15' 4" x 12' 3" (4.67m x 3.74m) Oak flooring. Built in wardrobe with shelves and hanging rail, feature cast iron fireplace set on slate hearth with brick surround and timber mantle. radiator.

**Bathroom:** 8' 11" x 8' 4" (2.73m x 2.53m) Tile flooring. Panel bath, separate walk-in fully tiled shower cubicle with dual head shower, vanity wash hand basin with tile splash, low level flush wc, heated towel rail. spotlighting to ceiling, extractor fan.

**Bedroom Three:** 12' 1" x 8' 4" (3.68m x 2.53m) Radiator.

**Shower Room:** 6' 4" x 4' 6" (1.94m x 1.37m) Fully tiled corner shower cubicle, vanity sink unit with tile splash, low level w.c., spot lights and extractor fan.

**Outside:** At the rear of the property is a wall enclosed courtyard with a covered veranda area. A pedestrian gate provides access to the off road parking area. To the side of the parking area is a further paved patio area providing additional garden space.

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

**Council Tax Band 'C' EPC Rating 62|D:**

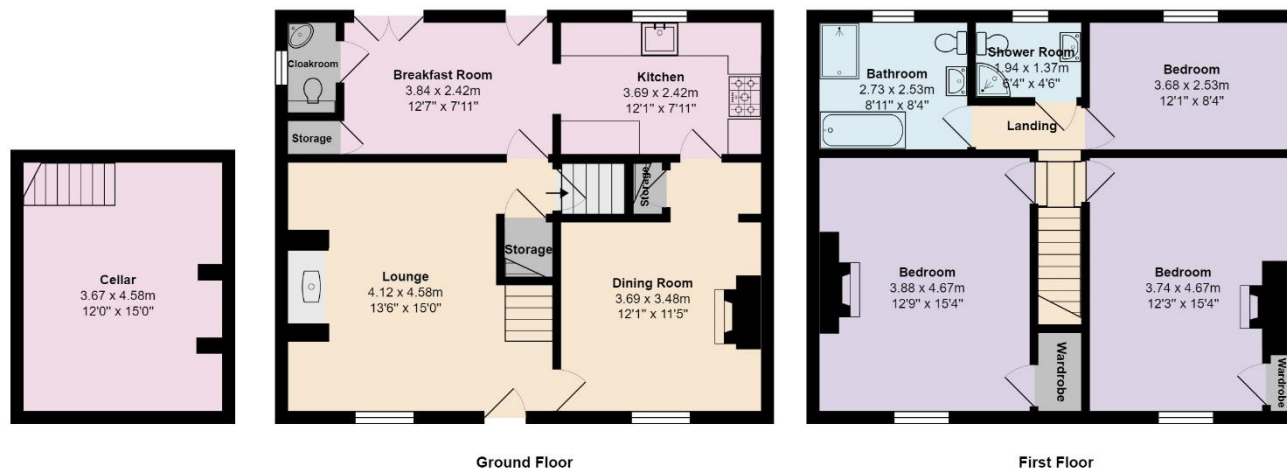
**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

**Directions:** From the agent's offices in The Square proceed through the town centre on Cross Street to the small roundabout. Take the third exit right and continue along Talbot Street before turning right into Watergate Street where no 36 will be identified on the left hand side by the agents for sale board.

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36, Watergate Street, Ellesmere, SY12 0EU



Total Area: 141.8 m<sup>2</sup> ... 1527 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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