

BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £425,000

Redgate, Tetchill, Ellesmere SY12 9AP

🏠 3/4 Bedrooms 🚿 2 Bathrooms

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General Remarks

Bowen are delighted to bring to the market by private treaty an immaculately presented spacious detached bungalow with double garage standing in south facing established garden and grounds extending to 0.29 of an acre (0.11 ha) or thereabouts. Occupying a much sought after village location close to the popular market town of Ellesmere. Viewing Is Highly Recommended.

Location: The property is located in the picturesque village of Tetchill approximately 1 mile from 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.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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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.

Accommodation

Half Glazed Entrance Door with Glazed Side Panel:

Enclosed Entrance Porch with bell service & wall light:

'L' Shape Entrance Hall: 11' 9" x 6' 8" (3.57m x 2.04m) Wood effect flooring, picture rail, radiator, telephone point, access to roof space. Airing cupboard housing cylinder and slatted shelves.

Lounge: 17' 10" x 14' 11" (5.44m x 4.54m) Wood effect flooring. Gas coal effect fire set on marble effect hearth, surround and mantel, 2 radiators, centre ceiling light fittings with matching wall lights, coving to ceiling, telephone & TV aerial points, large patio window with external canopy awning opening on a large raised patio area.

Dining Room/Bedroom 4/Study: 11' 9" x 11' 8" (3.59m x 3.57m) Coving to ceiling & centre ceiling rose, extension telephone point, radiator. T

Breakfast Kitchen: 16' 7" x 10' 1" (5.06m x 3.07m) Oak wood flooring. Range of fitted wall cabinets incorporating double door larder cupboard, matching base units with worktop surface above and partly tiled walls. 1.5 sink unit and drainer. Built-in electric fan assisted oven with 'Neff' 4 ring gas hob above with stainless steel splash and extractor hood. Space for refrigerator. Spotlights to ceiling, part dado rail, radiator. wall shelves.

Utility: 12' 9" x 6' 2" (3.88m x 1.87m) Tile flooring, coving to ceiling. Fluorescent strip light, spaces & plumbing for washing machine and dishwasher. 1.5 stainless steel sink unit and drainer. Base units with worktop surface and partly tiled walls. Oil boiler, radiator, cloak rack and wall shelves. Half glazed door allows access to outside. Door into garage.

Cloakroom: Tiled floor. Low level wc., vanity sink unit with partly tiled walls, heated towel rail, corner built in store cupboard with shelves.

Bedroom 1: 11' 9" x 11' 7" (3.58m x 3.54m) Partly glazed triple door wardrobe with hanging rails and shelves, radiator, telephone point.

Ensuite Shower Room: 7' 5" x 5' 9" (2.27m x 1.75m) Large fully tiled walk-in shower cubicle with mains shower and shower screen, vanity sink unit, low level w.c., heated towel rail.

Bedroom 2: 11' 9" x 7' 9" (3.58m x 2.35m) Radiator, TV point.

Bedroom 3: 11' 7" x 9' (3.54m x 2.73m) Radiator, dado rail, telephone & TV points.

Part Tiled Bathroom: Laminate tiled floor. Panel bath with shower off mains above and shower screen, pedestal wash hand basin, low level w.c., heated towel rail, mirror door wall cabinet.

Double Garage: 16' 6" x 16' 1" (5.04m x 4.91m) Electric remote control door. Tiled floor, coving to ceiling, range of base units with work top surface, power and light. Roof storage



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Outside: 'Redgate' stands in gardens and grounds extending to 0.29 of an acre (0.11ha) or thereabouts. The property enjoys a south facing rear garden and is surrounded by attractive landscaped gardens with an array of mature well established shrubs, plants and trees. Flowering borders and beds with several tree species. The garden is varied with lawned areas, woodland area, vegetable plot, compost sector, potting shed and timber store shed. Steps lead up to a raised patio area which is part stone and part concrete slabbed this is enclosed by iron fencing offering a perfect seating area overlooking the garden and also ideal for outdoor entertaining. Outside lighting and outside tap. There is access all around the property with the drive at the front laid to stone with ample parking and turning space. Either side of the entrance gate are raised areas which house a variety of mature shrubs, trees and plants.

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

EPC Rating 50|E Council Tax Band E

Viewing and further information: Please contact the sole selling agent's Ellesmere office on (01691) 622534

Directions: From the agents office in The Square proceed to the small roundabout at Cross Street and take the third exit into Talbot Street, after a short distance turn right into Watergate Street and then left into Birch Road passing the Marina on your left. After approximately one mile you will enter the village of Tetchill, proceed through the village where after a short distance the property can be identified on the left hand side as indicated by the agent's For Sale Board.

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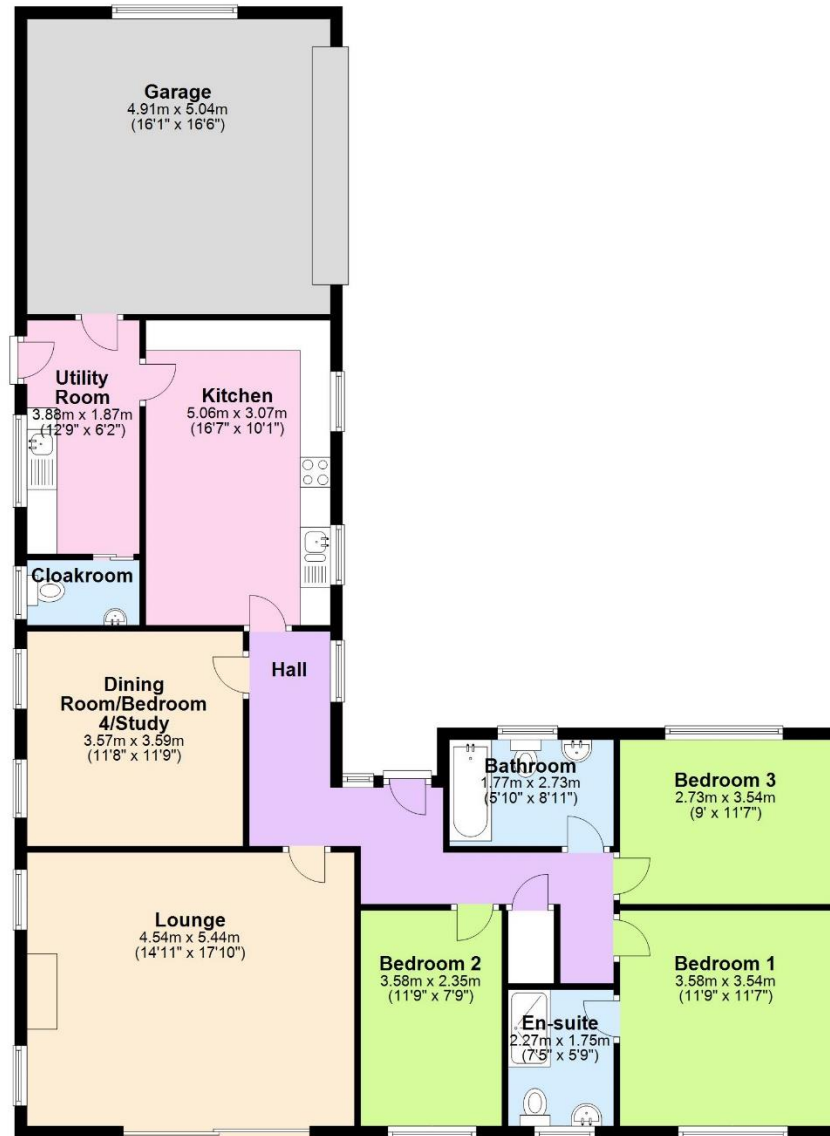


Ground Floor

Approx. 144.5 sq. metres (1555.5 sq. feet)

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Total area: approx. 144.5 sq. metres (1555.5 sq. feet)

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