

BOWEN

PROPERTY SINCE 1862



Asking Price £360,000

🏠 5 Bedrooms 🚿 2 Bathrooms

7 The Avenue Lyneal, Ellesmere,
SY12 0QJ

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General Remarks

An immaculately presented and deceptively spacious 4/5 bedroom extended semi-detached house in the village of Lyneal within the picturesque North Shropshire countryside. The property stands in a good size plot with off road parking and enclosed garden.

Location: The property is located in the picturesque village of Lyneal approximately 3.5 miles from the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Colemere country park is close by for dog walking, sailing, fishing and many more activities. 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, Wem, Whitchurch and Shrewsbury. 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

Canopy Entrance Porch :

Partly Glazed Entrance Door with glazed side panel:

Entrance Hall: Tiled floor, dado rail and radiator.

Sitting Room : 10' 10" x 10' 6" (3.31m x 3.21m) Exposed Brick chimney breast housing open fireplace on a raised hearth. Double doors opening into dining area.

Open Plan Kitchen/Living/Dining Area: 18' 3" x 14' 4" (5.56m x 4.36m) Wooden flooring.

Kitchen Area: Spotlights to ceiling and downlights above breakfast bar. Range of matching fitted base units with worktop surface incorporating enamel sink and drainer, intergrated appliances to include dishwasher, and 'Bosch' microwave. Partly tiled walls.

Living/Dining Area: Spotlights to ceiling. Multi-fuel stove set on raised tile hearth with brick inset and timber lintel above. Built-in shelving to recess.

Garden Room: 21' 6" x 10' 6" (6.55m x 3.21m) Indian slate flooring. Sky lights to roof with access to outside via bi-folding doors. Two radiators.

Cloakroom: Attractive pattern tiled floor, part timber wall panelling. Vanity sink basin, low level flush wc, extractor fan.

Study/Bedroom Five: 8' 7" x 5' 11" (2.62m x 1.80m) Wooden floor and radiator.

Utility Room: 12' 10" x 11' 7" (3.92m x 3.52m) Tiled floor, spotlights to ceiling. Range of fitted wall cupboards with matching base units and worktop surface and upstand. Belfast sink with mixer tap. Spaces for washing machine, dryer, refrigerator/freezer. Radiator.

Boot Room: 9' 8" x 5' 1" (2.94m x 1.54m) Tiled floor. Fitted wall cupboards with matching unit below, worktop surface with spaces for refrigerator and freezer. Door to outside.

Staircase to First Floor & Landing area: Access to roof space via a loft ladder. The roof space provides useful storage with optional uses subject to any necessary planning.

Bedroom One: 13' 2" x 11' 1" (4.01m x 3.38m) Radiator

Dressing Room/Office Space: 10' 2" x 5' 9" (3.10m x 1.74m) Wooden flooring. Built-in wardrobe to one wall with shelving and hanging rail.

Fully Tiled En-suite Bathroom: Matching suite comprising: Jacuzzi bath with shower above fed from mains, vanity sink unit incorporating low level flush wc, heated towel rail and extractor fan.

Bedroom Two: 13' 7" x 11' 0" (4.14m x 3.35m) Radiator.

Bedroom Three: 11' 3" x 11' 0" (3.44m x 3.35m) Built-in wardrobe with hanging rail, radiator.

Bedroom Four: 10' 0" x 6' 11" (3.06m x 2.11m) Wood effect flooring, built-in storage cupboard with hanging rail, radiator.

Family Bathroom: 8' 2" x 5' 7" (2.48m x 1.70m) Wood effect flooring, spotlights to ceiling. 'P' shape bath with mains fed shower over and shower screen, pedestal wash hand basin with tile splash back, low flush wc., Partly tiled walls, heated towel rail, extractor fan.

Outside: The property enjoys a good-sized plot and is approached over a gravel drive providing ample off-road parking and turning space. There is also a separate single gate with access over a concrete slab pathway to the main entrance door. Enclosed by mature hedges with raised floral border, small lawn area.





A raised patio area providing ideal entertaining space. A side gate allows access into the enclosed rear garden which is mainly laid to lawn with crazy paved patio area off which is a timber garden shed with power and light, and a lean-to log shed to the rear. Outside tap and lighting, covered electric sockets.

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

Services: We understand mains electricity, water and drainage are connected. Oil heating.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY6 2ND
Tel: 0345 6789000

EPC Rating 59|D Council Tax Band 'B':

Directions: From Ellesmere head south on the A528 sign posted Shrewsbury. Proceed past the Mere taking the next left signposted Whitchurch (A495). After a short distance turn right signposted 'Lyneal Wharf' and continue for approximately 2 miles into the village of Lyneal, turn right for Colmere where after a short distance no:7 can be identified on the left handside.

Viewings and further information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere Office on (01691) 622534.

What3Words:///flops.investors.secret:

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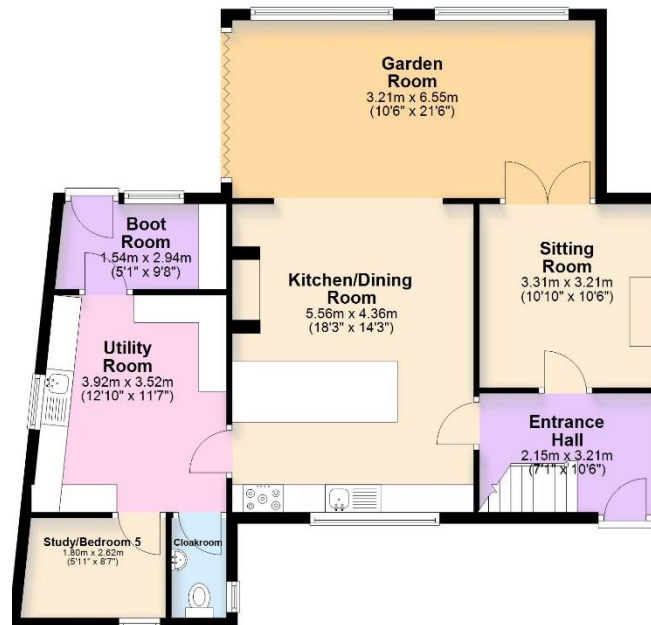
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Ground Floor

Approx. 89.7 sq. metres (965.4 sq. feet)



First Floor

Approx. 68.5 sq. metres (737.7 sq. feet)



Total area: approx. 158.2 sq. metres (1703.1 sq. feet)

Measurements shown are at the widest points of each room and as such are for information purposes only. They may vary from actual measurements and are not to scale. Plan produced using PlanUp.

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