

BOWEN

PROPERTY SINCE 1862



Asking Price £315,000

Garth, Willow Street, Ellesmere, SY12 0AQ

🏠 3 Bedrooms 🚿 1 Bathroom

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General Remarks

Bowen is delighted to offer for sale by private treaty this recently renovated and fully refurbished detached house. This deceptively spacious property has the benefit of off road parking and enclosed good size rear garden. Conveniently situated within walking distance of the town centre and local amenities.

Location: The property is located within walking distance of the popular market town of Ellesmere which provides an excellent range of local amenities and recreational facilities. The Meres and Shropshire Union Canal offer many delightful walks and leisure pastimes within a short distance from the property. The area has a wide range of state and private schools, including the renowned Ellesmere College. The larger towns of Oswestry, Shrewsbury and Wrexham, together with the City of Chester are within easy commuting distance, as is the motorway network beyond. Rail links are available at the nearby village of Gobowen where direct services to Wrexham, Chester, Shrewsbury and Birmingham are available



Accommodation

Enclosed Canopy Entrance Porch:

Partly Glazed Entrance Door and Glazed Side Windows:

Entrance Hall: Wood effect vinyl flooring, spotlights to ceiling, radiator, thermostat control switch, understairs store cupboard.

Open Plan Lounge/Dining Room:

Lounge: 12' 7" x 11' 7" (3.84m x 3.53m) Bay window with radiator, ingle with slate tile hearth, option to install log burner, spotlights to ceiling.

Dining Area: 12' 7" x 11' 9" (3.84m x 3.58m) French double doors opening onto rear garden, radiator.

Kitchen/Breakfast Room: 23' 7" x 8' 4" (7.20m x 2.54m) Wood effect vinyl flooring. Range of fitted wall cabinets and matching base units with worktop surface and tiled splash above. 1.5 sink unit and drainer. Integrated appliances to include dishwasher, refrigerator/freezer, four ring induction hob with tile splashback and extractor hood above. 'Prima' built-in electric fan assisted oven, spotlighting to ceiling, radiator.

Utility Area: Continuation of wood effect vinyl flooring, space and plumbing for washing machine with work top surface above. Spotlights to ceiling, wall mounted 'Worcester' gas boiler. Half glazed door leading to outside.

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.



Spindle Staircase to First Floor & Landing Area:

Bedroom 1: 12' 0" x 11' 5" (3.67m x 3.47m) Bay window, radiator.

Bedroom 2: 12' 7" x 11' 3" (3.84m x 3.44m) Radiator.

Bedroom 3: 11' 7" x 8' 4" (3.53m x 2.54m) Radiator, access to loft space.

Bathroom: 9' 7" x 8' 3" (2.91m x 2.52m) Vinyl tile effect flooring. Matching suite comprising: panel bath with shower panels and shower screen, dual head shower off mains, pedestal wash hand basin with tiled splash and wall mounted mirror with shaver light above. Low level w.c., heated towel rail, spotlights to ceiling. Built-in storage cupboard with slatted shelves and light.

Outside: 'Garth' is approached off Willow Street onto a drive providing parking with a gravel area to the side enclosed by a mature hedge. There is access all around the house and a side timber gate leads to the enclosed rear garden which is mainly laid to lawn with paved patio slabs.

Council Tax Band 'C' EPC 73|C:

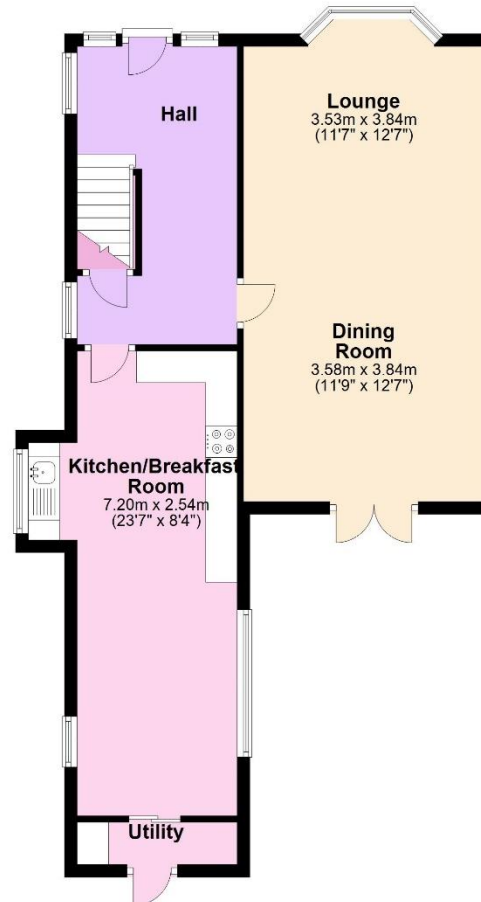
Tenure: We understand the property is freehold upon vacant possession on completion.

Directions: From the town centre proceed to the small roundabout on Cross Street and take the first exit left into Willow Street after a short distance 'Garth' can be identified on the right-hand side by the agents 'For Sale' board.

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

Agent Note: The photographs in the brochure are not current and were taken in October 2023.

Ground Floor
Approx. 55.8 sq. metres (601.1 sq. feet)



First Floor
Approx. 49.5 sq. metres (532.7 sq. feet)



Total area: approx. 105.3 sq. metres (1133.8 sq. feet)