

BOWEN

PROPERTY SINCE 1862



Asking Price £425,000

39 Hillcrest, Ellesmere, SY12 0LJ

4 Bedrooms 3 Bathrooms

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General Remarks

Spacious four-bedroom detached house with garage situated in a desirable location within easy walking distance of the town centre, Mere and cremorne gardens. Well-proportioned living accommodation throughout and briefly comprising: Entrance Hall, Study, Lounge, Dining Room, Conservatory, Kitchen, Breakfast Room, Family Room, Utility, Cloakroom WC, 4 Bedrooms (2 with en-suites) & Family Bathroom. The property enjoys a generous corner plot location with established enclosed garden.

Location: The market town of Ellesmere hosts a range of local shops, a larger supermarket, post office, banks and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.



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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

Entrance Porch with glazed side panels brick block paved floor, wall light.

Entrance Hall: Wood effect flooring, radiator, security alarm, 'Drayton' room thermostat control switch.

Study: 10' 1" x 5' 5" (3.07m x 1.65m) Radiator.

Lounge: 15' 9" x 10' 4" (4.80m x 3.15m) Bay window, coving to ceiling, two radiators, TV and telephone points, coal effect gas fire set on marble type hearth and inset with wooden surround and mantel.

Dining Room: 10' 4" x 9' 6" (2.89m x 3.15m) Radiator. Double doors opening into:

Conservatory: 10' 6" x 10' 4" (3.20m x 3.15m) Centre ceiling light/fan, power points. Double doors onto patio area and rear garden.

Kitchen: 11'9" x 9'6" (3.58m x 2.89m) Wood effect floor. Range of fitted walls cabinets with matching base units with worktop surface above, partly tiled walls, 1.5 sink and drainer, 4 ring gas hob and extractor hood, built-in double electric fan assisted oven., spotlights to ceiling, space for refrigerator and dishwasher. Store cupboard with light.

Breakfast Room: 9' 6" x 9' 2" (2.89m x 2.79m) Wood effect floor, radiator, door leading to outside with two side windows.

Family Room: 10' 1" x 10' 0" (3.07m x 3.05m) Radiator. TV point, door into garage.

Utility Room: 6' 1" x 5' 3" (1.85m x 1.60m) Wood effect floor, fitted wall cupboards and base units with worktop surface, stainless steel sink unit and drainer, partly tiled walls, space for washing machine. Partly glazed door to outside.

Separate WC: Wood effect floor, wash hand basin, radiator, low level WC.

Spindle Staircase to first floor and landing area: Access to roof space via loft ladder and light laid on. Airing cupboard, radiator.

Bedroom One: 18' 8" x 14' 6" (5.70m x 4.43m) Two radiators, range of built-in wardrobes to two walls, TV point, telephone points.

En-suite Bathroom: 10' 8" x 8' 7" (3.25m x 2.61m) Comprising: corner bath, pedestal wash hand basin, low level wc, majority walls tiled, fully tiled shower cubicle, spotlights, extractor fan, radiator.

Bedroom Two: 12' 1" x 10' 8" (3.68m x 3.25m) Built-in wardrobe, radiator, TV point.

En-suite Shower Room: Fully tiled shower cubicle, low level wc, pedestal wash hand basin, radiator, extractor fan.

Bedroom Three: 12' 1" x 10' 8" (3.68m x 3.25m) Radiator, TV point.

Family Bathroom: 7' 10" x 6' 7" (2.39m x 2.01m) Majority walls tiled, low level wc, pedestal wash hand basin, panel bath with shower attachment, radiator, extractor fan, shaver light and point.

Bedroom Four: 10' 8" x 9' 5" (3.25m x 2.87m) Radiator, TV point.

Outside: The front of the property is open plan with driveway providing parking, small lawned area with borders housing a variety of mature plants, shrubs. There is also an area to the side of the house which is mainly grass with a border housing several mature shrubs. Access via a side gate to the rear enclosed garden which provides a patio area with steps down to lawned area, a large variety of mature plants and shrubs, outside lighting and tap. Timber garden shed.

Integral Garage: 15' 9" x 8' 9" (4.80m x 2.66m) 'Up and over' door, light laid on

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

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





Council Tax Band: 'F' **EPC Rating:** D|68

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

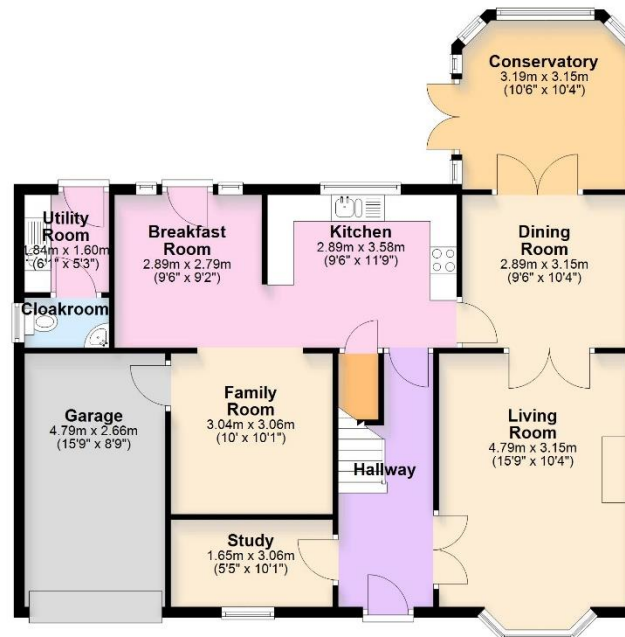
Directions: From the agent's office in the Square proceed along Cross Street to the mini roundabout then take the third exit right into Talbot Street and turn immediately left onto Swan Hill. Take the third turning left into Hillcrest following the road around a short distance and the property can be found on the left-hand side.





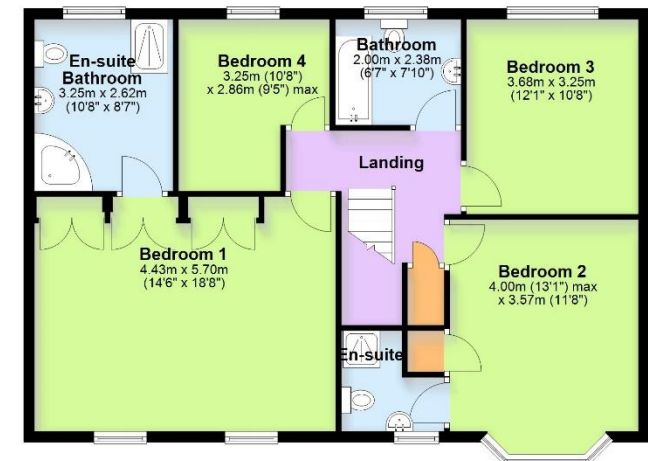
Ground Floor

Approx. 97.0 sq. metres (1044.5 sq. feet)



First Floor

Approx. 89.1 sq. metres (959.3 sq. feet)



Total area: approx. 186.2 sq. metres (2003.8 sq. feet)

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