

# BOWEN

PROPERTY SINCE 1862



Asking Price £230,000

16 Stanham Drive, Ellesmere, SY12 0NU

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🏠 3 Bedrooms

🚿 1 Bathroom



## 16 Stanham Drive, Ellesmere, SY12 0NU



### General Remarks

Three-bedroom semi-detached house with detached garage situated on a much sought after residential location conveniently situated within the town of Ellesmere. UPVC double glazing throughout, off road parking and enclosed rear garden. The property offers great potential for modernisation in line with prospective purchaser's requirements. No upward chain.

**Location:** The property is within walking distance of the town centre of Ellesmere which provides a good range of local retail outlets including a larger supermarket store, amenities and leisure facilities. Ellesmere is well provided with primary and secondary schools as well as the renowned Ellesmere College. The larger towns of Oswestry, Wrexham and Shrewsbury and the City of Chester are situated within easy reach together with access to the local motorway network beyond. The nearby village of Gobowen provides a main line train service with direct links to Birmingham and connections beyond.



### Accommodation

**Half glazed entrance door:**

**Entrance Hall:**

**Living Room:** 13' 9" x 13' 3" (4.20m x 4.04m) Coving to ceiling. Coal effect electric fire set in fire surround with mantel and hearth, two radiators.

**Kitchen/Dining Area:**

**Dining Area:** 10' 3" x 8' 5" (3.13m x 2.56m) radiator

**Kitchen:** 10' 3" x 7' 6" (3.13m x 2.28m) Tile effect vinyl flooring. Range of matching base units with worktop surface above, stainless steel sink unit and drainer, partly tiled walls. Space for cooker, cooker hood. Double doors opening onto patio area.



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.

**Utility:** 8' 5" x 6' 3" (2.56m x 1.91m) Tile floor. Wall cupboard with matching fitted base cupboard with worktop surface, partly tiled walls, space for washing machine. Wall mounted gas boiler. Partly glazed door leading to outside.

**Staircase to first floor and landing area:** Radiator. Airing cupboard housing cylinder and slatted shelves. Access to roof space.

**Bedroom One:** 10' 4" x 8' 10" (3.14m x 2.70m) Built-in wardrobe with hanging rail and shelf, radiator.

**Bedroom Two:** 11' 4" x 7' 9" (3.46m x 2.37m) radiator.

**Bedroom Three:** 8' 2" x 5' 7" (2.49m x 1.71m) Built-in store cupboard, radiator.

**Fully Tiled Bathroom:** 7' 7" x 4' 11" (2.30m x 1.51m) Matching suite comprising: panel bath, pedestal wash hand basin, low level w.c., radiator.

**Outside:** The property is approached over a tarmac drive providing parking and leading to the garage. Open plan to the front which is mainly laid to lawn with some mature shrubs. A side gate allows access to the enclosed rear garden which has a patio area off

which is a good size lawn with borders housing a variety of established flowering plants and shrubs, beyond is a gravel area. Outside tap. Timber garden shed.

**Detached Garage:** 15' 4" x 8' 6" (4.68m x 2.60m) 'Up and over' door with side personnel door. Power and light

**Council Tax Band 'B' EPC 57|D:**

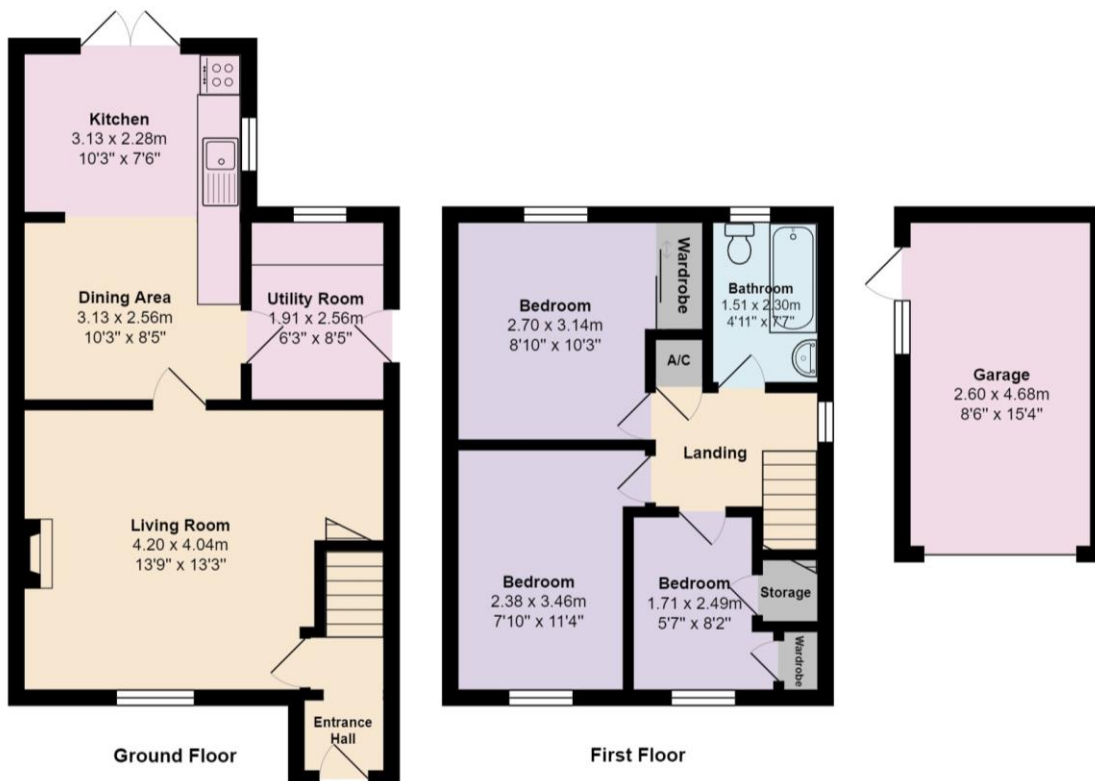
**Tenure:** We understand that the property is freehold with vacant possession upon completion.

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

**Viewings 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 turn left into Scotland Street and proceed right at the roundabout into Victoria Street. Take the next left and proceed along Trimpley Street taking the second left into Stanham Drive where no:16 can be identified after a short distance on the right handside.

16, Stanham Drive, Ellesmere, SY12 0NU



Total Area: 79.2 m<sup>2</sup> ... 853 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only





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