

# BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

36 Berwyn View, Ellesmere, SY12 0DY

🏠 3 Bedrooms

🚿 1 Bathroom



## 36 Berwyn View, Ellesmere, SY12 0DY



### General Remarks

Three Bedroom Semi-Detached House situated on this popular residential development. The property offers good internal accommodation and is conveniently located within walking distance of the schools, town centre and local amenities.

### Accommodation

**Location:** The property is located within the popular market town of Ellesmere which provides an excellent range of local retail outlets as well as a larger supermarket store. Ellesmere has recreational facilities including walks and activities on and around the noted Meres in the area and also the Shropshire Union Canal. The area is well served with both primary and secondary schools as well as the renowned Ellesmere College. The larger towns of Oswestry, Shrewsbury and Wrexham along with the City of Chester are within easy commuting distance, as is the motorway network link roads. The nearby village of Gobowen provides a main line train station with direct services to Birmingham with onward links around the country.

**Partly Glazed Entrance Door with glazed side panel:**

**Entrance Hall:**

**Lounge:** 15' 2" x 12' 0" (4.63m x 3.67m) Woof effect flooring, radiator.

**Open plan Kitchen/Dining Area:** 15' 2" x 8' 4" (4.62m x 2.54m)

**Kitchen:** Vinyl tile effect flooring, range of wall cupboards with matching base units with worktop surface above, stainless steel sink unit and drainer, plumbing and space for washing machine. Half glazed door to outside.

**Dining Area:** radiator, understairs store cupboard.



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.

**Staircase to first floor and landing area:** access to roof space.

**Bedroom One:** 13' 7" x 8' 5" (4.15m x 2.56m) Built-in mirror door wardrobe to one wall. Airing cupboard housing gas boiler (under approx 2 years old). Radiator.

**Bedroom Two:** 8' 6" x 8' 6" (2.60m x 2.60m) radiator.

**Bedroom Three:** 10' 9" x 6' 3" (3.28m x 1.90m) radiator.

**Fully Tiled Shower Room:** 6' 3" x 5' 4" (1.90m x 1.63m) Corner shower cubicle with 'Triton T80' electric shower, pedestal wash hand basin, low level w.c., heated towel rail

**Outside:** The property is approached through a single gate onto a concrete pathway with a lawned area to the side with gravel border and some mature shrubs and plants. A side timber gate allows access to the enclosed rear garden which is set on two levels with lawned areas and some shrubs in places. Brick shed. Exterior wall tap.

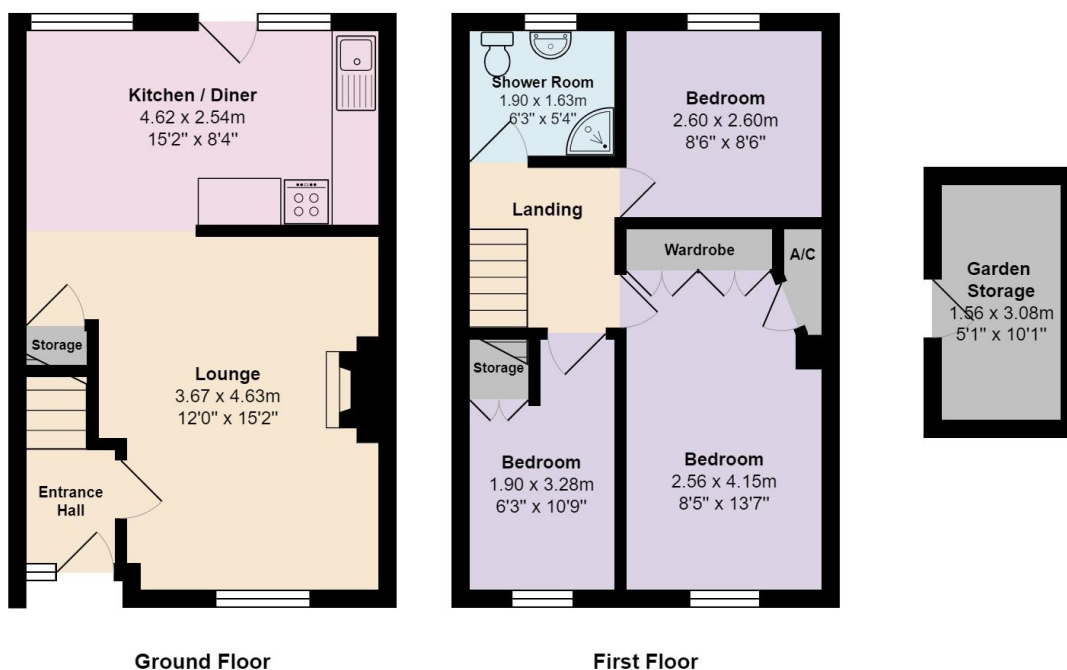
**Council Tax Band 'A' EPC Rating 70|C**

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

**Directions:** Proceed out of the town along Scotland Street sign posted Oswestry continue through the traffic lights taking the next left into Berwyn View. Proceed along Berwyn View where no:36 will be identified on the right-hand side identified 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

36, Berwyn View, Ellesmere, SY12 0DY



Total Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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steeped in heritage  
with a forward  
thinking outlook.

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