

BOWEN

PROPERTY SINCE 1862



Asking Price £150,000

1 Railway Terrace, Ellesmere, SY12 0BB

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

Semi-detached two-bedroom house conveniently located within walking distance of the centre of the popular North Shropshire Lakeland town of Ellesmere. The property requires a scheme of modernisation and improvement with great potential for purchasers to tailor the accommodation in line with their requirements.

Location: The property is located within the popular market town of Ellesmere which provides an excellent range of local amenities and recreational facilities. 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 easily within 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

Partly Glazed Upvc Entrance Door:

Small Entrance Hall with side window:

Living Room: 14' 4" x 12' 0" (4.36m x 3.67m) Open fireplace set on a tile hearth with tile surround and mantel, picture rail, understairs storage cupboard.

Kitchen/Dining Area: 15' 3" x 6' 9" (4.65m x 2.07m) range of matching wall and base units with worktop surface, stainless steel sink unit and drainer with cupboard below, partly tiled walls. Walk-in pantry with wall shelves.

Utility: 14' 1" x 10' 2" (4.29m x 3.09m) plumbing for washing machine, half glazed door leading to outside.

Separate WC: 5' 4" x 4' 9" (1.62m x 1.44m) low flush w.c.,

Staircase to first floor and landing 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.

Bedroom One: 12' 1" x 10' 8" (3.68m x 3.26m) Built-in wardrobe, picture rail.

Bedroom Two: 10' 5" x 8' 9" (3.17m x 2.67m) Built-in wardrobe, picture rail.

Bathroom: 7' 10" x 6' 0" (2.39m x 1.82m) panel bath, pedestal wash hand basin with tile splash, low level flush w.c., heated towel rail.

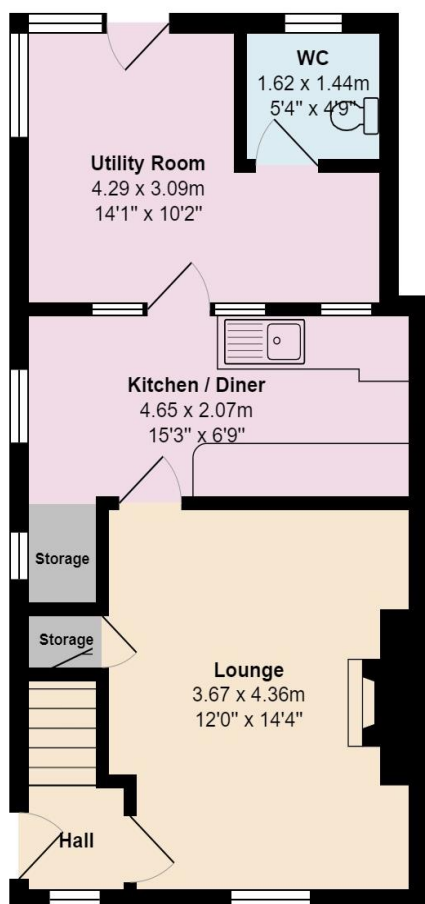
Outside: The property is approached through a single wooden gate with a pathway leading to the side and rear of the property. A side gate allows access to the enclosed rear garden which provides potential to develop to ones personal choice.

EPC Rating 21|F Council Tax Band 'A':

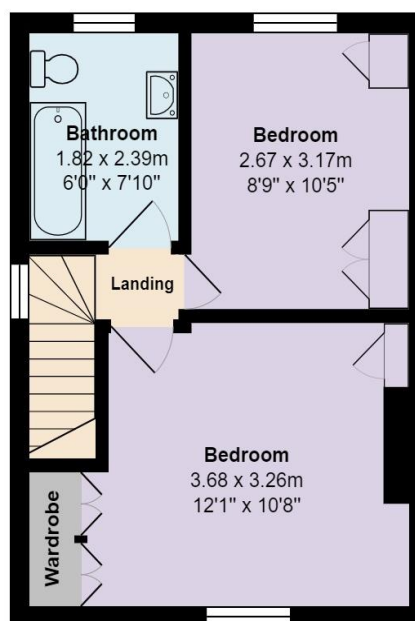
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND
Tel: 0345 6789000

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

Directions: From the agent's office in the Square proceed along Cross Street to the mini roundabout. Take the first exit left and then turn immediately right into Brownlow Road. Proceed for a short distance and the property can be identified on the right-hand side by the agents for sale board.



Ground Floor



First Floor

Total Area: 75.2 m² ... 810 ft²

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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