

BOWEN

PROPERTY SINCE 1862



Affordable Housing 67% of open market value
£150,750

8 Canal Way, Ellesmere, SY12 0FE

🏠 3 Bedrooms

🚿 1 Bathroom

8 Canal Way, Ellesmere, SY12 0FE



General Remarks

Three bedroom terrace property, benefiting from Garage and allocated parking. Conveniently located within walking distance of the town centre of the popular North Shropshire Market town of Ellesmere.

Location: The property enjoys a convenient location in the North Shropshire lakeside town of Ellesmere, within walking distance of an excellent range of local retail shops and amenities as well as larger supermarket stores. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network beyond and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north



Accommodation

Canopy entrance porch under tile roof: Partly glazed entrance door leading into:

Entrance Hall: Wood effect flooring and radiator.

Cloakroom: Tile effect flooring, radiator, low level flush wc, wash hand basin with tile splash back and extractor fan.

Living Room: 15' 3" x 14' 11" (4.64m x 4.55m) Wood panel trim to one wall, two radiators, access to under stairs storage and French doors opening to outside.

Kitchen: 9' 5" x 8' 1" (2.87m x 2.47m) Wood effect flooring, radiator, matching wall and base cupboards with worktop over and upstands. 4 Ring halogen cooker top with stainless steel splash back. Stainless steel sink and drainer, extractor fan, built in electric fan assisted oven, space for washing machine, dishwasher, and fridge/freezer.

Stairs to first floor landing area: Spindle staircase, airing cupboard housing Potterton wall mounted gas boiler. Access to roof space.



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: 13' 9" x 8' 7" (4.18m x 2.61m)

Radiator, wood trim panel to wall.

Bedroom Two: 10' 7" x 8' 7" (3.23m x 2.61m)

Radiator, wood panel to one wall.

Bedroom Three: 8' 5" x 6' 4" (2.57m x 1.93m)

Radiator

Bathroom: 6' 4" x 6' 2" (1.93m x 1.87m) Wood effect flooring, radiator, panel bath with shower attachment, shower screen, partly tiled walls, low level flush wc, pedestal wash hand basin and extractor fan.

Outside: The front of the property there is a small gravel area with a hedge and pathway leading to the front door. To the rear is an enclosed garden with a small lawned area, a slate paved area and small patio area with outside tap. A side timber gate leads to the garage with an up and over door and allocated parking space.

Council Tax Band 'B' EPC 79|C:

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

Viewing and further information: For further information or to arrange a viewing please contact the Ellesmere office.

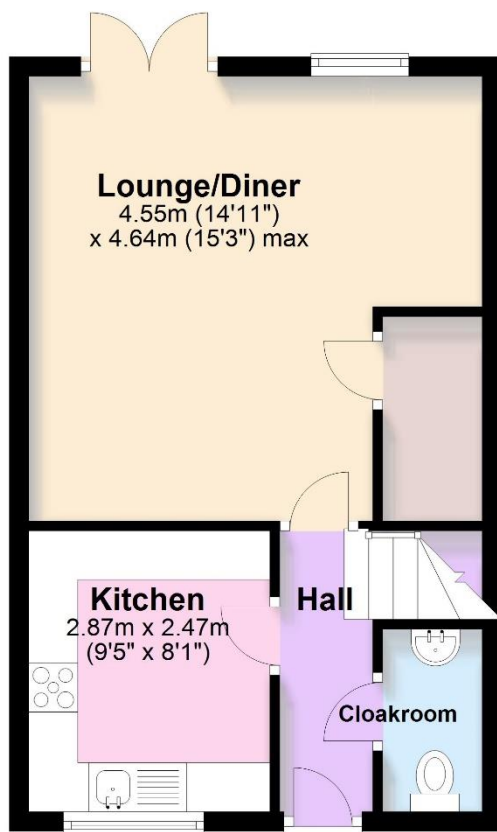
Directions: From the town centre proceed along Scotland Street out of the town to the traffic lights, turn left and continue for short distance. No: 8 will be identified on the right handside by the agents board.

Affordable Housing: The property is offered for sale under the affordable housing scheme. For further details and information please contact the agents Ellesmere office 01691 622534.

Agents Note: Please note that the garage is leasehold with 987 years remaining.

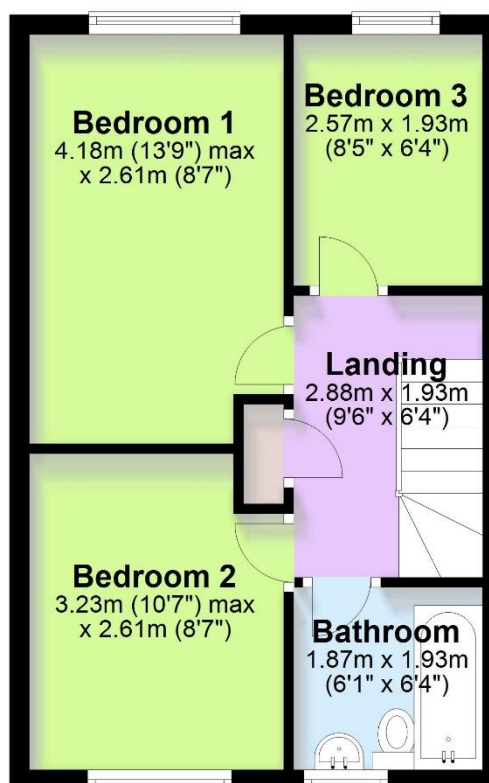
Ground Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



First Floor

Approx. 34.9 sq. metres (375.4 sq. feet)



Total area: approx. 69.7 sq. metres (750.7 sq. feet)



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steeped in heritage
with a forward
thinking outlook.

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