

# BOWEN

PROPERTY SINCE 1862



Asking Price £170,000

22 Kingfisher Walk, Ellesmere SY12 9PY

2 Bedrooms 1 Bathroom



## 22 Kingfisher Walk, Ellesmere SY12 9PY



### General Remarks

Bowen are pleased to offer this two-bedroom terraced property for sale by private treaty. Kingfisher Walk boasts an enviable location on the outskirts of Ellesmere, which offers picturesque Mereside walks as well as a full range of local amenities. The accommodation briefly comprises a downstairs living/dining area, kitchen, two bedrooms and a family bathroom upstairs.

**Location:** Kingfisher Walk is situated in a desirable location well within walking distance of the popular lakeside town of Ellesmere, which provides a range of amenities including local supermarket, butchers and well renowned primary and secondary schools. The larger towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester are all close at hand, while the motorway network beyond is easily accessible. Rail services are also available at nearby Gobowen providing direct links to Birmingham and Manchester as well as the other commercial centres.

### Accommodation

#### Entrance Canopy Porch:

#### Partly Glazed Door Leading To:

**Entrance Hall:** Wood effect vinyl flooring, thermostat control switch, radiator, understairs storage.

**Cloakroom:** Tile effect vinyl flooring, low level WC, corner wash hand basin, radiator.

**Kitchen:** Wood effect vinyl flooring, range of base units with worktop surface and matching wall cupboards above. Space and plumbing for washing machine, electric oven & 4 ring gas hob with cooker hood above, partly tiled walls, extractor fan to wall, space for refrigerator, larder cupboard.

**Living/Dining Room:** Wood effect LVT flooring, coal effect gas fire set on marble style inset and hearth, ornate fire surround. Open plan staircase to first floor landing.

**First Floor Landing Area:** Access to roof space which is partly boarded. Airing cupboard housing wall mounted 'Baxi' boiler and slatted shelving, radiator.

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 1:** Radiator

**Bedroom 2:** Radiator

**Bathroom:** Vinyl flooring, panel bath with shower attachment, partly tiled walls, pedestal wash hand basin, low level WC, radiator.

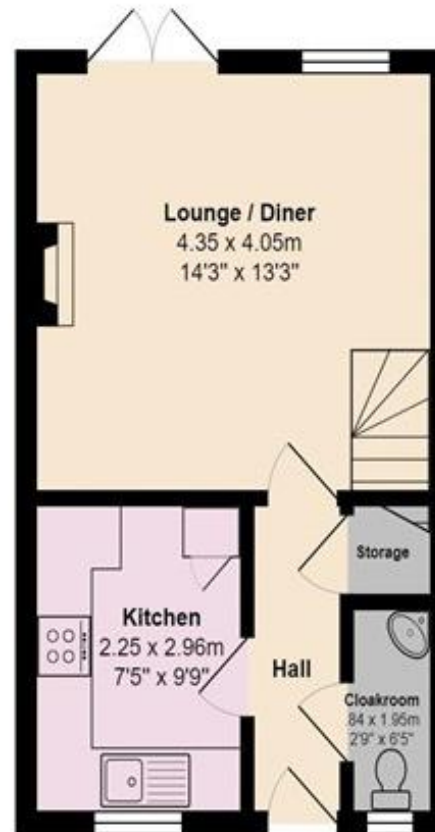
**Outside:** There is a small gravel area to the front of the house with a concrete slab pathway leading to the entrance door. There are two allocated parking space to the side with a pathway leading to the rear of the property. The enclosed rear garden is set on two levels one having a raised decking area and lawn with a small wicket fence and gate allowing access to a further garden area with garden store shed. Outside electric socket.

**Council Tax band 'B' & EPC Rating 74|C:**

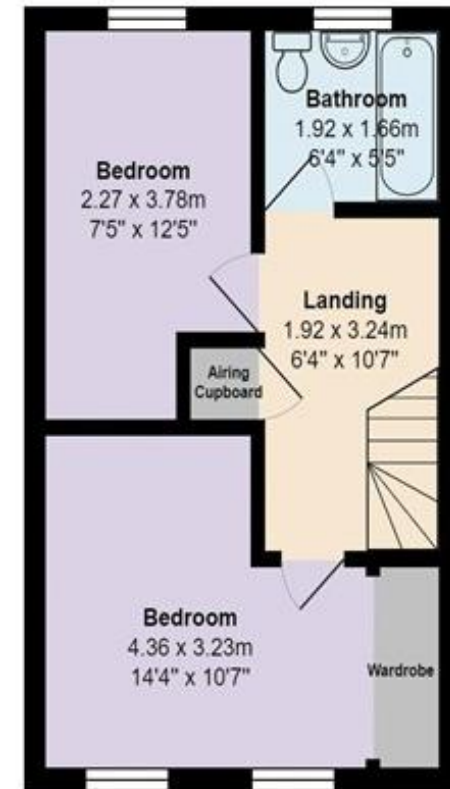
**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

**Directions:** From the agents offices in Ellesmere, continue to the Sparbridge roundabout. Proceed over the roundabout onto the A528 signposted Wrexham. After a short distance take the third turning right into Teal Drive then take your first right into Kingfisher Walk. The property will then be found at the end of the cul-de-sac identified by the agent's 'For Sale' board.

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



Ground Floor



First Floor

Total Area: 62.4 m<sup>2</sup> 672 ft<sup>2</sup>