

BOWEN

PROPERTY SINCE 1862



Asking Price £209,995

23 Brownlow Park, Ellesmere, SY12 0BD

🏠 3 Bedrooms

🚿 1 Bathroom

23 Brownlow Park, Ellesmere, SY12 0BD



General Remarks

Semi-detached three-bedroom house with detached garage and off-road parking. Occupying corner plot location in a small cul-de-sac in the popular market town of Ellesmere within walking distance of local amenities and The Mere.

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.

Accommodation

Enclosed uPVC Entrance Porch

Half glazed entrance door with glazed side panels

Entrance Hall: 15' 3" x 6' 1" (4.65m x 1.86m) Radiator. 'Drayton' thermostat, telephone/internet point.

Lounge: 13' 0" x 12' 2" (3.96m x 3.72m) Coal effect electric fire set on a slate type hearth with stone surround with shelving and side plinth, radiator.

Kitchen/Dining Room:

18' 8" x 11' 2" (5.68m x 3.41m max)

Kitchen Area: Tile floor. Range of fitted wall cupboards with matching base units with worktop surface over, storage cupboard with shelving, sink unit with drainer and mixer tap, integrated cooker hood, 'Diplomat' built-in oven with 4-ring halogen hob and cooker hood above, partly tiled walls.

Dining Area: Radiator.

Conservatory: 9' 9" x 6' 9" (2.96m x 2.05m) Fully glazed uPVC windows and glazed door to rear garden, space/plumbing for washing machine, tile flooring.

Stairs to First Floor Landing: 7' 5" x 6' 5" (2.25m x 1.96m) Airing cupboard with slatted shelving housing 'Worcester Bosch' combi boiler. Access to roof space.



Bedroom 1: 14' 10" x 11' 11" (4.51m x 3.62m)
Radiator.

Bedroom 2: 11' 8" x 8' 7" (3.56m x 2.62m) Built-in double mirror wardrobe with clothes rail and shelving, radiator.

Bedroom 3: 10' 0" x 9' 1" (3.04m max x 2.78m) Built-in mirror wardrobe with clothes rails and shelving, built-in storage cupboard.

Fully Tiled Shower Room: 7' 3" x 6' 0" (2.22m x 1.83m) Shower cubicle with electric shower, pedestal wash hand basin, low level w.c., heated towel rail, vinyl floor covering.

Garage: 17' 9" x 8' 6" (5.40m x 2.60m) Of concrete panel constructions with up and over door.

Outside: No: 23 enjoys a corner plot location in the small cul-de-sac of Brownlow Park being within walking distance of the town centre, Mere and local amenities. The property is approached over a concrete driveway providing off-road parking with access leading to the garage. The front of the property is mainly laid to lawn with mature hedging and shrubs. Pedestrian access is available around the side of the property where the rear garden is mainly laid to lawn with borders housing mature shrubs and hedging along with a patio area accessed off the conservatory, green house and shed.

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

Council Tax Band 'B' EPC Rating 60|D

Services: We understand mains electricity, gas, water and sewerage are connected.

Local Authority: Shropshire Council

The Shire Hall, Abbey Foregate, Shrewsbury
Shropshire. SY2 6ND

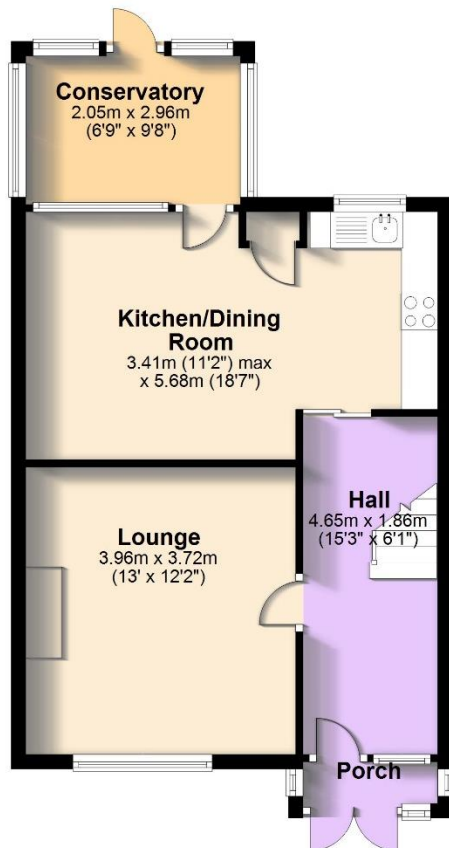
Tel: 0345 678 9000

Directions: From the agent's office in the square proceed along Cross Street, at the roundabout take the first exit before turning immediately right on to Brownlow Road. Proceed along Brownlow Road following the road to the left before taking a left turn into Brownlow Park, proceed to the end of the col-de-sac where the property can be identified on the right-hand side by the agents 'For Sale' board.

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

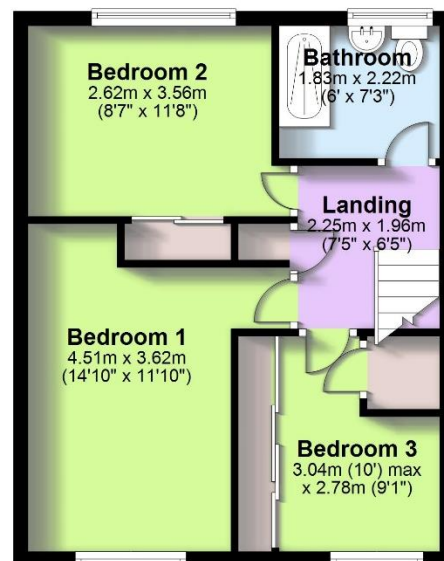
Ground Floor

Approx. 50.0 sq. metres (538.2 sq. feet)



First Floor

Approx. 40.7 sq. metres (438.0 sq. feet)



Total area: approx. 90.7 sq. metres (976.2 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.

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.

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