

# BOWEN

PROPERTY SINCE 1862



Guide Price £167,500

25 Beech Drive, Ellesmere, SY12 0BU

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🛏 2 Bedrooms

🚿 2 Bathrooms



## 25 Beech Drive, Ellesmere, SY12 0BU



### General Remarks

Semi-detached two bedroom house conveniently located within walking distance of the popular North Shropshire Lakeland town of Ellesmere. The property provides great potential for purchasers to tailor the accommodation in line with their requirements. The property occupies a corner plot location providing good sized garden with scope to extend and provide off road parking subject to any necessary consents.

**Location:** The market town of Ellesmere has a great range of shops, amenities and leisure facilities along with excellent schools. The town has the Shropshire Union Canal on its doorstep along with the picturesque Meres both centrally located and on the borders of the town. The larger towns of Oswestry, Wrexham and Shrewsbury are within easy commuting distance and the nearby village of Gobowen provides a main line train station with connections locally as well as links to Chester and Birmingham and beyond.

### Accommodation

**Concrete canopy porch with partly glazed UPVC Entrance door:**

**Entrance Hall:** Small side window, radiator, cloak rack

**Living/Dining Room:** 19' 11" x 11' 3" (6.06m x 3.42m) dual aspect windows, two radiators.

**Kitchen:** 9' 4" x 9' 3" (2.84m x 2.81m) Wood effect floor, range of matching base units with worktop surface above, 1.5 stainless steel sink unit and drainer, partly tiled walls, radiator, wall mounted 'Baxi' gas boiler (approximately 2 years old). Pantry with wall shelves.

**Utility:** 7' 5" x 5' 7" (2.26m x 1.70m) Tile floor, space and plumbing for washing machine, radiator. Partly glazed upvc side door to outside.

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.

**Wet Room:** 7' 7" x 5' 1" (2.31m x 1.54m) 'Triton Madrid' electric shower, low level flush wc, wash hand basin with tile splash.

**Staircase to first floor and landing area:** Access to roof space, storage cupboard.

**Bedroom One:** 14' 5" x 9' 6" (4.40m x 2.89m) Built-in store cupboard, radiator.

**Bedroom Two:** 10' 11" x 9' 11" (3.32m x 3.01m) Radiator.

**Bathroom:** 6' 6" x 5' 5" (1.99m x 1.65m) Panel bath, pedestal wash hand basin, low level flush wc, radiator.

**Outside:** No: 25 is approached through a single timber wicket gate onto a concrete pathway leading to the front and side doors. The property enjoys a good size plot which is mainly laid to lawn, enclosed by wicket fencing to the fore and mature hedges to the side and rear providing some privacy. Galvanise store shed with lean-to store area. There is potential to extend the property and also provide off road

parking subject to the necessary consents being obtained.

**EPC Rating 69|C Council Tax Band 'A'**

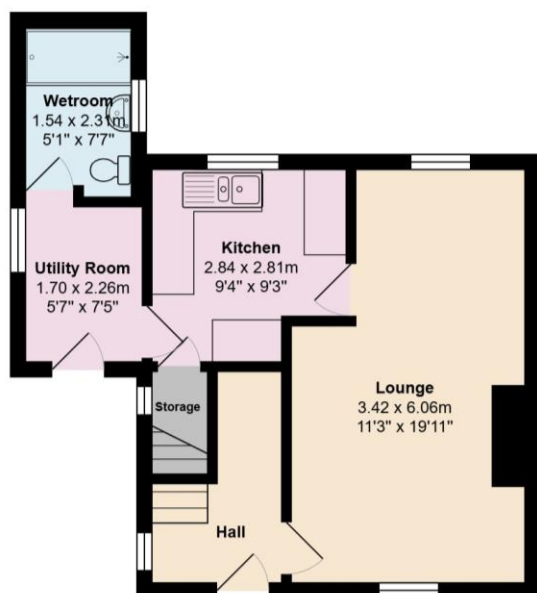
**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

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

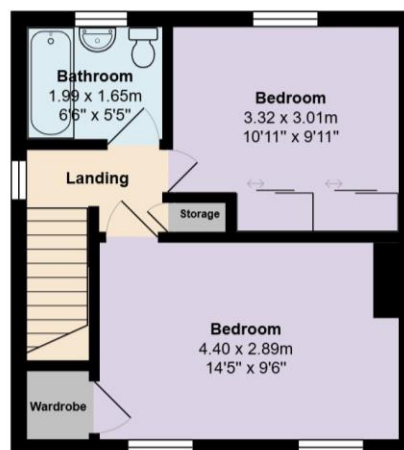
**Viewing and Further Information:** For further information or to arrange a viewing please contact the sole selling agents Ellesmere office on (01691)622534.

**Directions:** From the Agents Office in The Square turn left into Scotland Street and proceed to the roundabout. Continue along Scotland Street through the traffic lights. After a short distance turn right opposite the Lakelands Academy and proceed to the crossroads, turn left into Beech Drive where after a short distance the property will be identified on the left-hand side as indicated by the agent's For Sale board.

25, Beech Drive, Ellesmere, SY12 0BU



Ground Floor



First Floor

Total Area: 74.6 m<sup>2</sup> ... 803 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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