

BOWEN

PROPERTY SINCE 1862



Offers in the region of £325,000

🏠 4 Bedrooms 🚿 2 Bathrooms

9 Cygnet Close, Ellesmere,
Shropshire, SY12 9QB

9 Cygnet Close, Ellesmere, Shropshire, SY12 9QB

General Remarks

A spacious and well presented four bedroom detached family property situated in a quiet cul-de-sac position within walking distance of Ellesmere town centre. The living accommodation is generously sized and includes a useful Family Room in the converted garage.

The property is warmed by gas fired central heating and is fully double glazed. To the front of the property there is ample off road parking, with private gardens to the rear. Early inspection is highly recommended.

Location: The property is situated within the popular lakeland town of Ellesmere, with the nearby Mere and Cremorne gardens offering ideal outdoor leisure facilities and the property is located close to the picturesque surrounding countryside.

Ellesmere town centre is within walking distance and provides excellent local shops, post office, medical centre and excellent primary/secondary schools. Transport links to the larger towns of Oswestry, Shrewsbury and Wrexham as well as the



BOWEN

SINCE 1862

35 Bailey Street Oswestry Shropshire SY11 1PX

01691 652367 | bowen.uk.com | oswestrysales@bowen.uk.com

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.

City of Chester are all within easy commuting distance. While the nearby village of Gobowen provides a main line train service which offers links to the larger towns and cities beyond.

Accommodation

A part glazed door at the front of the property leads into:

Hall: With radiator, tiled floor and doors off to:

Cloakroom: Low level flush WC, wash hand basin, radiator and tiled floor.

Living Room: 15' 10" x 15' 0" (4.82m x 4.56m) max Gas fireplace, wood flooring, TV point, radiator, stairs to first floor landing and doors off to:

Snug/Family Room: 14' 1" x 7' 5" (4.28m x 2.25m) Wood flooring and radiator.

Kitchen/Diner: 15' 10" x 9' 8" (4.82m x 2.95m) Modern range of fitted base and eye level wall units with worktops over and inset 1.5 bowl ceramic sink and drainer. Space for range cooker with extractor hood over, space for fridge and dishwasher. Tiled floor, part tiled walls, radiator, understairs cupboard and doors off to:

Conservatory: 9' 7" x 9' 3" (2.91m x 2.83m) max Wood flooring and doors to gardens.

Utility: 8' 8" x 7' 4" (2.64m x 2.23m) Fitted base and eye level wall units with worktops over and inset stainless steel sink/drainage. Space for washing machine, tumble dryer and fridge freezer. Radiator, door to gardens and separate door to:

Store Room: 7' 4" x 2' 2" (2.24m x 0.65m) Worcester gas fired boiler and fitted shelving.

Stairs to first floor landing: Radiator, access to loft space, airing cupboard housing hot water cylinder and doors off to:

Bedroom 1: 11' 2" x 8' 6" (3.40m x 2.60m) With built-in wardrobe, radiator, TV point and door to:

En Suite: 7' 7" x 4' 5" (2.32m x 1.35m) With shower cubicle, wash hand basin with vanity unit below and low level flush WC. Radiator, part tiled walls and extractor fan.

Bedroom 2: 13' 2" x 7' 5" (4.02m x 2.26m) With radiator.

Bedroom 3: 15' 7" x 7' 8" widening to 10' 5" (4.76m x 2.34m widening to 3.17m) With two radiators.

Bedroom 4: 9' 0" x 8' 10" (2.74m x 2.69m) With radiator.

Bathroom: 6' 8" x 5' 5" (2.03m x 1.66m) Suite comprising panel bath with shower over, wash hand basin with vanity unit below and concealed flush WC. Tiled floor, tiled walls and heated towel rail.

Outside: The property is approached over a tarmac driveway with ample parking for several vehicles and lawn to the side. The rear garden has a large paved patio spanning the width of the property with the remainder laid to lawn with flowering beds, a timber garden shed and decked area to the bottom corner.









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

Council Tax Band: Council Tax Band 'D'.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000

EPC Rating: EPC Rating is Band 'C' (71).

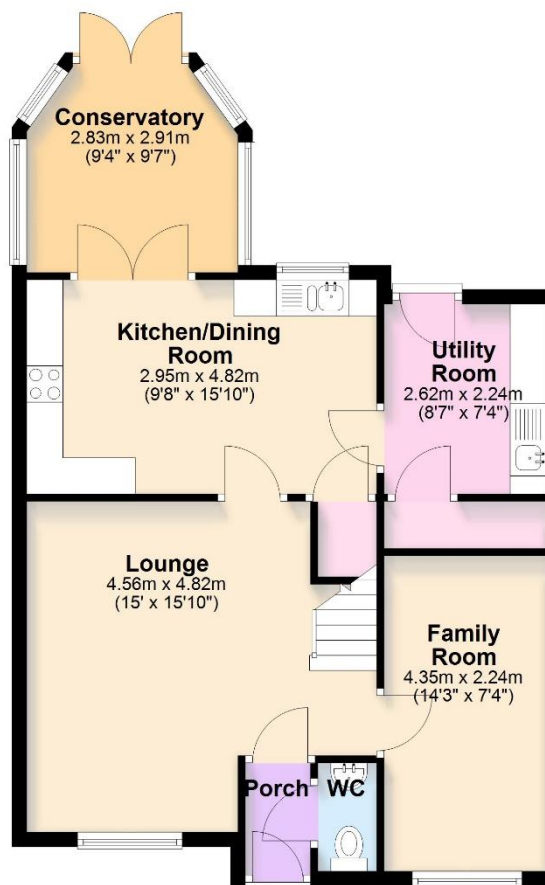
Directions: From the agent's office in Ellesmere town centre proceed to the small roundabout in Cross Street and take the third exit, turn immediately left into Swan Hill. Proceed along Swan Hill and turn left into Diksmuide Drive, travel to the end of the road and turn left into the cul-de-sac of Cygnet Close where No. 9 can be identified on the right hand side.

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

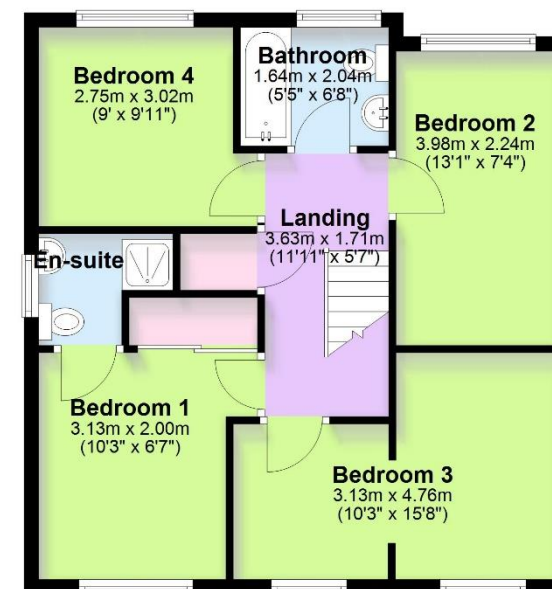
Ground Floor

Approx. 64.0 sq. metres (688.6 sq. feet)



First Floor

Approx. 53.6 sq. metres (577.0 sq. feet)



Total area: approx. 117.6 sq. metres (1265.5 sq. feet)

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com



