

BOWEN

PROPERTY SINCE 1862



Asking Price £130,000

78 Scotland Street, Ellesmere, SY12 0ED

🏠 2 Bedrooms

🚿 1 Bathroom

78 Scotland Street, Ellesmere, SY12 0ED



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

Two bedroom terrace property, conveniently located within walking distance of the town centre of the popular North Shropshire Market town of Ellesmere.

Location: Located in the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with direct links to Birmingham and beyond.

Accommodation

Entrance Porch: Partly glazed entrance door into entrance porch, UPVC window, cloak rack.

Living Room: 15' 0" x 11' 10" (4.58m x 3.61m) Glazed door into living room, coal effect gas fire set in marble style inset and hearth, ornate fire surround. Recess with shelves and cupboard, radiator, under stairs store cupboard.

Bathroom: Spotlights to ceiling, tile floor, low level wc, vanity sink unit, panel bath, T80 triton shower over bath, shower panels, radiator, partly tile walls.

Inner Hallway:

Kitchen / Diner: 13' 3" x 10' 11" (4.05m x 3.33m) Matching wall and base units, work top surface, partly tiled walls, stainless steel sink and drainer, spaces for washing machine and fridge, space for cooker, tile splash and cooker hood above. Wall mounted 'Ideal' gas boiler. Wood effect flooring, radiator, fluorescent strip light

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.

Staircase From Living Room to First Floor and Landing Area:

Bedroom One: 13' 1" x 9' 0" (4.00m x 2.75m)
Radiator, built in cupboard, wardrobe to one wall.

Bedroom Two: 9' 5" x 7' 8" (2.88m x 2.34m)
Radiator.

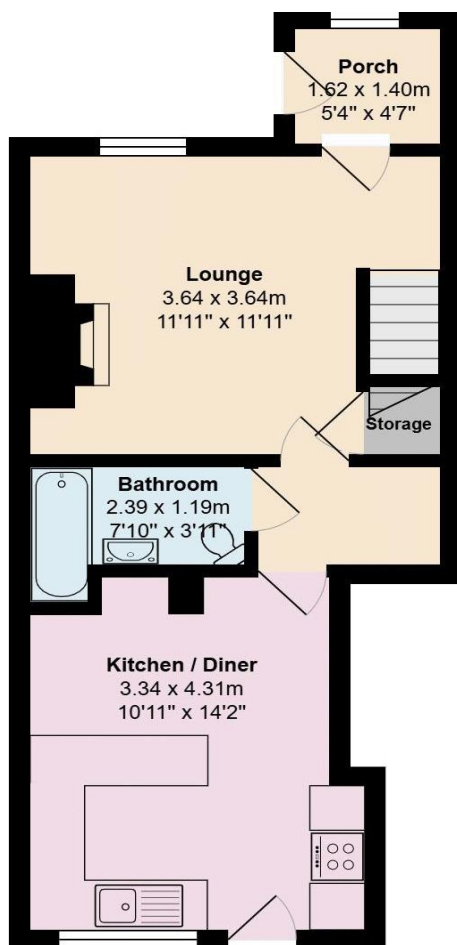
Outside: The front of the house is approached through a single gate onto a small gravel area. There is an enclosed courtyard at the rear of the property with a wrought iron gate and outside light

Council Tax Band 'B' EPC Rating 'D'(55):

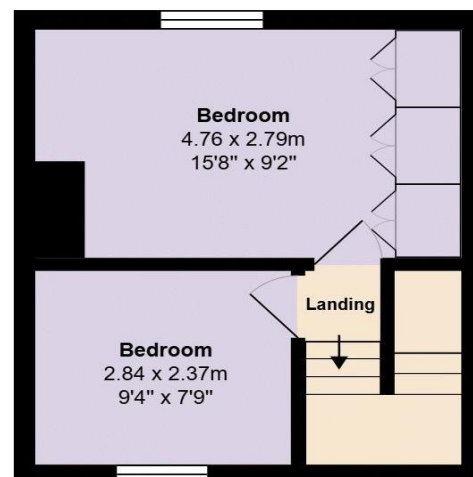
Tenure: Freehold

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

Directions: From the agent's offices in The Square turn left into Scotland Street and proceed towards the roundabout. Proceed over the roundabout towards the traffic lights where 78 Scotland Street will be found on the left hand side.



Ground Floor



First Floor



A property business
steeped in heritage
with a forward
thinking outlook.

bowen.uk.com

BOWEN

PROPERTY SINCE 1862