

BOWEN

PROPERTY SINCE 1862



Asking Price £399,995

3 Telford Avenue, Ellesmere, SY12 0GE

🏠 4 Bedrooms 🚿 2 Bathrooms

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General Remarks

Spacious four bedroom detached house with garage and off road parking. Enjoying small cul de sac location conveniently located within walking distance of Ellesmere town centre. The accommodation briefly comprises: Entrance Hallway, Cloakroom, Study, Lounge, Open plan Breakfast/Kitchen/Diner, Bedroom One with En-Suite, Three further Bedrooms & Family Bathroom. Corner plot with enclosed rear garden.

Location: The North Shropshire lakeside town of Ellesmere has an excellent range of local retail shops 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 and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.

Accommodation

Canopy Entrance Porch with partly Glazed Entrance Door:

Entrance Hall: Matwell. Spotlights to ceiling, built-in store cupboard, two radiators.



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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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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.

Cloakroom: Tile effect vinyl flooring, wash hand basin with tile splash, low flush w.c.

Study: 10' 6" x 6' 7" (3.19m x 2.00m) Wall light, radiator.

Lounge: 16' 2" x 13' 0" (4.92m x 3.96m) Dual aspect windows with bay to one window. Log effect electric fire set on marble style hearth, inset and surround, two radiators.

Open Plan Breakfast Kitchen/Dining Area/Sun Room: 0' 0" x 0' 0" (0m x 0m)

Kitchen/Diner: 15' 8" x 10' 4" (4.78m x 3.16m) Tile floor. Range of fitted wall cabinets and matching base units with worktop surface and upstand above, under cabinet lighting. 1.5. stainless steel sink unit and drainer with mixer tap. Built-in 'Neff' double oven. 'Hotpoint' 4 ring halogen hob with 'Siemen' extractor hood above, integrated refrigerator/freezer. Space for dishwasher.

Sun Room with glass roof: 9' 10" x 9' 4" (2.99m x 2.84m) Radiator, double doors opening onto the garden.

Utility Room: 7' 1" x 5' 8" (2.15m x 1.73m) Tile effect flooring. Stainless steel sink unit with cupboard below and worktop surface. Spaces for washing machine and dryer. Wall mounted 'Ideal' gas combi-boiler. Radiator and extractor fan. Half glazed door leading to outside.

Stairs to first floor and landing area: Built-in store cupboard, radiator. Access to roof space via loft ladder (partly boarded).

Bedroom One: 10' 8" x 10' 5" (3.24m x 3.17m) Sliding mirror door built-in wardrobe, radiator.

Ensuite Shower Room: 7' 1" x 5' 9" (2.15m x 1.74m) Tile effect flooring. Fully tiled shower cubicle with mains fed shower. Pedestal wash hand basin, low flush w.c., shaver point, heated towel rail, partly tiled walls, extractor fan and spotlights to ceiling.

Bedroom Two: 11' 11" x 8' 10" (3.64m x 2.69m) Dual aspect windows, sliding mirror door wardrobe, radiator.

Bedroom Three: 10' 9" x 8' 7" (3.27m x 2.62m) Dual aspect windows, radiator.

Bedroom Four: 12' 2" x 6' 11" (3.71m x 2.10m)

Family Bathroom: 8' 3" x 6' 0" (2.51m x 1.83m) Tile effect flooring and spot lighting. Matching suite comprising: panel bath with shower attachment and electric shower above, pedestal wash hand basin, large wall mirror, low flush w.c., shaver point, partly tiled walls, heated towel rail.

Outside: The house occupies a good size corner plot location. The front and side are open plan with lawn area and small box hedge in place. A concrete slab pathway leads to the front entrance door with a tarmac drive to the side of property providing parking and access to the garage. Side gate provides access via a pathway to the rear enclosed garden. The garden is a notable feature with variety of established flowering plants, and shrubs, Pergolia. Patio area along with various seating areas within the garden. Outside lighting and wall tap.

Garage: 17' 7" x 9' 0" (5.36m x 2.75m)

Council Tax Band 'E' EPC Rating 77|C:

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

Viewing & Further Information: For further information or to arrange a viewing please contact the sole selling agents Ellesmere Office (01691) 622534

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000

Directions: From the agent's office in The Square continue left along Scotland Street and proceed over the roundabout signposted for Whittington & Oswestry. At the traffic lights turn left signposted Canal Way. Continue straight ahead taking the last turning left into



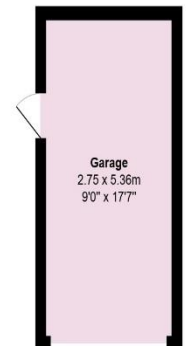
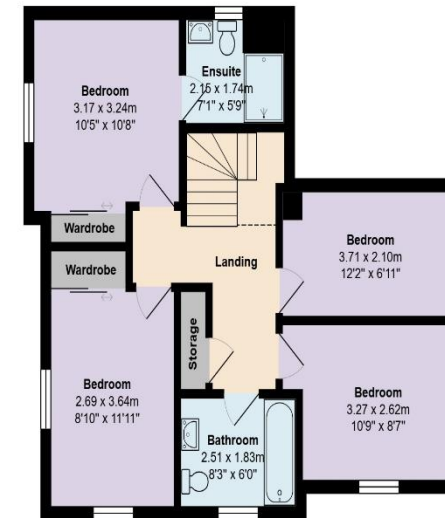
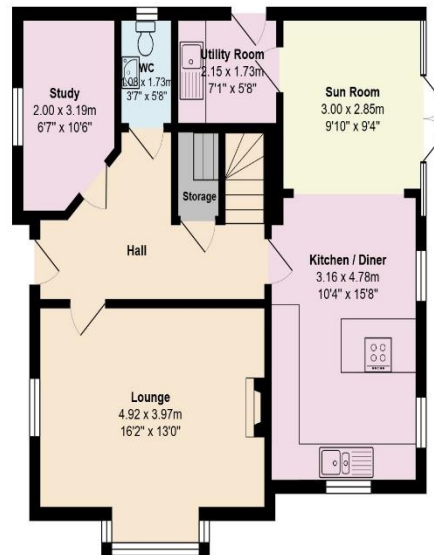


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Total Area: 129.8 m² ... 1397 ft² (excluding garage)

All measurements are approximate and for display purposes only



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