

BOWEN

PROPERTY SINCE 1862



Asking Price £395,000

77 Hillcrest, Ellesmere, SY12 0LJ

4 Bedrooms 3 Bathrooms

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General Remarks

Detached four bedroom house situated in a prime popular residential development within walking distance of Ellesmere town centre. The property stands in an enviable position on the development within minutes away of The Mere and Cremorne Gardens. The property has well proportioned living accommodation throughout and briefly comprises: Entrance Hall, Cloakroom, 2 Reception Rooms, Conservatory, Kitchen, Utility, 4 Bedrooms (2 bedrooms with en-suite shower room) & Family Bathroom. The property also benefits from a garage and enclosed rear garden overlooking open countryside.

Location: The market town of Ellesmere hosts a range of local shops, a larger supermarket, post office, banks and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.



Accommodation

Covered Entrance Porch:

Partly Glazed Entrance Door:

Entrance Hall: Wood effect flooring, radiator, understairs storage also allowing access into the garage, central heating control switch.

Lounge: 15' 1" x 10' 11" (4.61m x 3.34m) Bay window Wood effect flooring, coving to ceiling. Coal effect gas fire set on marble style hearth, inset, surround and mantel. Radiator.

Dining Room: 9' 10" x 9' 6" (3.00m x 2.90m) Wood effect flooring, radiator.

Conservatory: 11' 9" x 9' 10" (3.58m x 3.00m) Wood effect flooring, electric wall mounted heater, venetian blinds, power and light. Double doors opening onto patio area and rear garden.

Kitchen: 11' 8" x 9' 10" (3.55m x 3.00m) Wood effect flooring and spotlights to ceiling. Range of fitted wall cabinets with matching base units with worktop surface and upstands above. 1.5 stainless steel sink and drainer with mixer tap. 'Zanussi' integrated appliances to include double oven and microwave, dishwasher. 'Zanussi' 4 ring gas hob with splashback and extractor hood above.

Utility Room: 6' 1" x 5' 3" (1.86m x 1.61m) Wood effect flooring, spotlights to ceiling. Fitted wall cupboard with matching base unit, worktop surface and upstand, Cupboard housing wall mounted 'Worcester' gas boiler (installed 2023). Spaces for washing machine and refrigerator/freezer/ Half glazed door to outside.

Cloakroom: Wood effect floor, pedestal wash hand basin with tile splash, low level flush wc., radiator.

Spindle staircase to first floor and landing area: Airing cupboard with slatted shelves. Access to roof space.

Bedroom One: 15' 1" x 10' 11" (4.61m x 3.34m) Radiator.

En-suite Shower Room: 6' 4" x 5' 6" (1.94m x 1.67m) Wood effect flooring. Corner shower cubicle with dual head mains fed shower, pedestal wash hand basin, low level flush w.c., heated towel rail, extractor fan and partly tiled walls.

Bedroom Two: 16' 6" x 9' 5" (5.04m x 2.88m) Radiator.

En-suite Shower Room: 5' 3" x 5' 1" (1.61m x 1.56m) Wood effect flooring. Vanity wash hand basin, corner shower cubicle with dual head mains fed shower, low level flush w.c., heated towel rail, extractor fan and partly tiled walls.

Bedroom Three: 10' 11" x 9' 10" (3.34m x 3.00m) Radiator.

Bedroom Four: 9' 5" x 8' 8" (2.86m x 2.64m) Radiator.

Family Bathroom: 6' 5" x 6' 1" (1.95m x 1.85m) Wood effect flooring. Vanity sink unit with tile splash, panel bath with shower attachment. low level flush wc. Heated towel rail and partly tiled walls.

Outside: The property is approached over a tarmac driveway providing parking and access to the garage. Open plan at the front with lawned area and side gravel border. A timber side gate provides access to the enclosed rear garden which is mainly laid to lawn. The garden also hosts a variety of mature well established shrubs, plants & trees to include soft fruit. Outside lighting and outside tap. An added benefit is the views over the open countryside.

Garage: 18' 0" x 9' 5" (5.49m x 2.88m) 'Up and over door', power and light.

Tenure: We understand the property is freehold with vacant possession upon completion.

Council Tax Band 'E' EPC Rating 71|C:





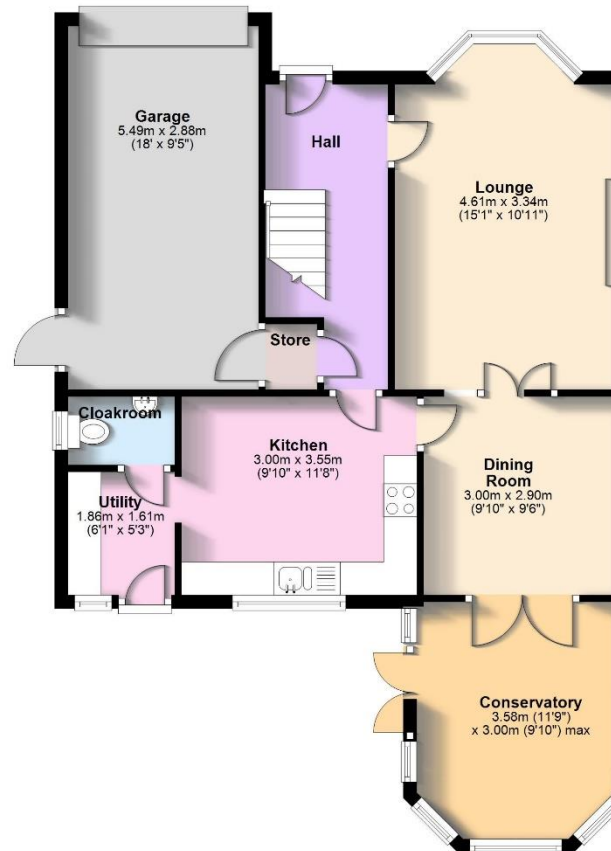
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.

Directions: From the agent's office in the Square proceed along Cross Street to the mini roundabout then take the third exit right into Talbot Street and turn immediately left onto Swan Hill. Take the third turning left into Hillcrest following the road into the development keeping to the right. Proceed straight ahead and after a short distance the property can be identified on the left handside by the agents for sale board.



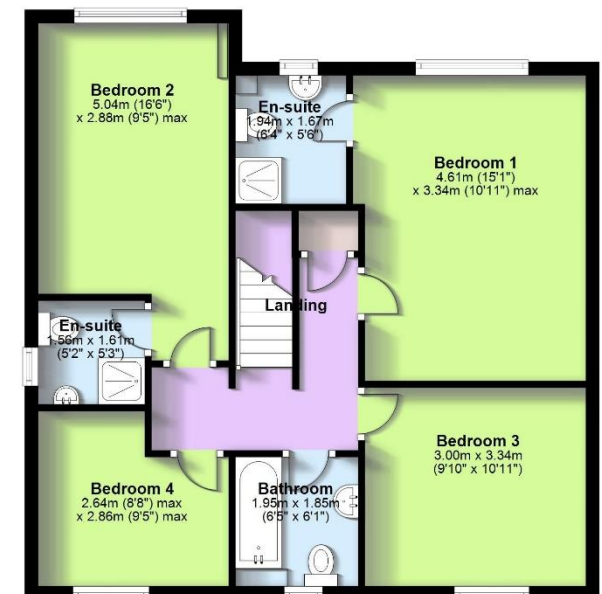
Ground Floor

Approx. 77.0 sq. metres (828.9 sq. feet)



First Floor

Approx. 65.5 sq. metres (704.6 sq. feet)



Total area: approx. 142.5 sq. metres (1533.4 sq. feet)

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

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