

BOWEN

PROPERTY SINCE 1862



Asking Price £249,995

41 Watergate Street, Ellesmere, SY12 0EX

🛏 3 Bedrooms

🚿 2 Bathrooms

41 Watergate Street, Ellesmere, SY12 0EX



General Remarks

A substantial and well-appointed three storey modern town house which occupies a prominent position close to the town centre, in a conservation area. The property briefly comprises: Cloakroom, Kitchen/Breakfast Room, Dining/Sitting Room, Living Room/Bedroom 4, 3 Bedrooms, Family Bathroom and Shower Room. The property also benefits from enclosed garden and off road parking. Viewing is highly recommended.

Location: The property is situated within walking distance of the centre of the market town of Ellesmere which has a host of shops, public houses and amenities. The area is also at the heart of Shropshire's Lake District with a number of the area's famous Meres and the Shropshire Union Canal close by. The town is well placed for access to the larger historic towns of Oswestry, Shrewsbury, the City of Chester and the motorway network beyond.



Accommodation

Partly Glazed Entrance Door:

Entrance Hall: Tiled floor, radiator.

Cloakroom: 6' 5" x 2' 3" (1.95m x 0.69m) Tiled floor, low level flush WC, pedestal wash hand basin with tile splash back, radiator, extractor fan

Kitchen/Breakfast Room: 21' 3" x 8' 0" (6.47m x 2.44m) Tiled floor. Range of fitted wall cabinets and matching base units with worktop surface above, stainless steel sink unit and drainer & mixer tap, 4 ring gas hob with extractor hood above, built-in oven, partly tiled walls. Radiator.

Dining/Sitting Room: 14' 1" x 8' 8" (4.30m x 2.65m) Wood effect flooring, radiator. Double doors opening onto enclosed rear courtyard garden.

Spindle Staircase to First Floor and Landing Area: Radiator



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.

Living Room: 14' 1" x 14' 1" (4.3m x 4.28m)
Radiator.

Bedroom 3: 14' 1" x 8' 6" (4.3m x 2.60m) Radiator.

Shower Room: 6' 10" x 4' 8" (2.08m x 1.41m) Tiled floor. Shower cubicle with mains fed shower, low level flush wc, pedestal wash hand basin with tile splash, radiator.

Spindle Staircase to Second Floor and Landing Area: Sky light, access to roof space.

Bedroom 1: 14' 1" x 12' 8" (4.30m x 3.85m) Radiator.

Bedroom 2: 14' 1" x 8' 8" (4.3m x 2.65m) Radiator.

Bathroom: 8' 1" x 4' 6" (2.46m x 1.37m) Matching suite comprising corner bath, pedestal wash hand basin with tile splash, low level flush wc, partly tiled walls, radiator,

Outside: There is both vehicular and pedestrian access to the rear of the property which has the added benefit of an enclosed courtyard garden providing an ideal outdoor entertainment area. Exterior wall light. Allocated parking.

Council Tax Band 'C' EPC Rating 79|C:

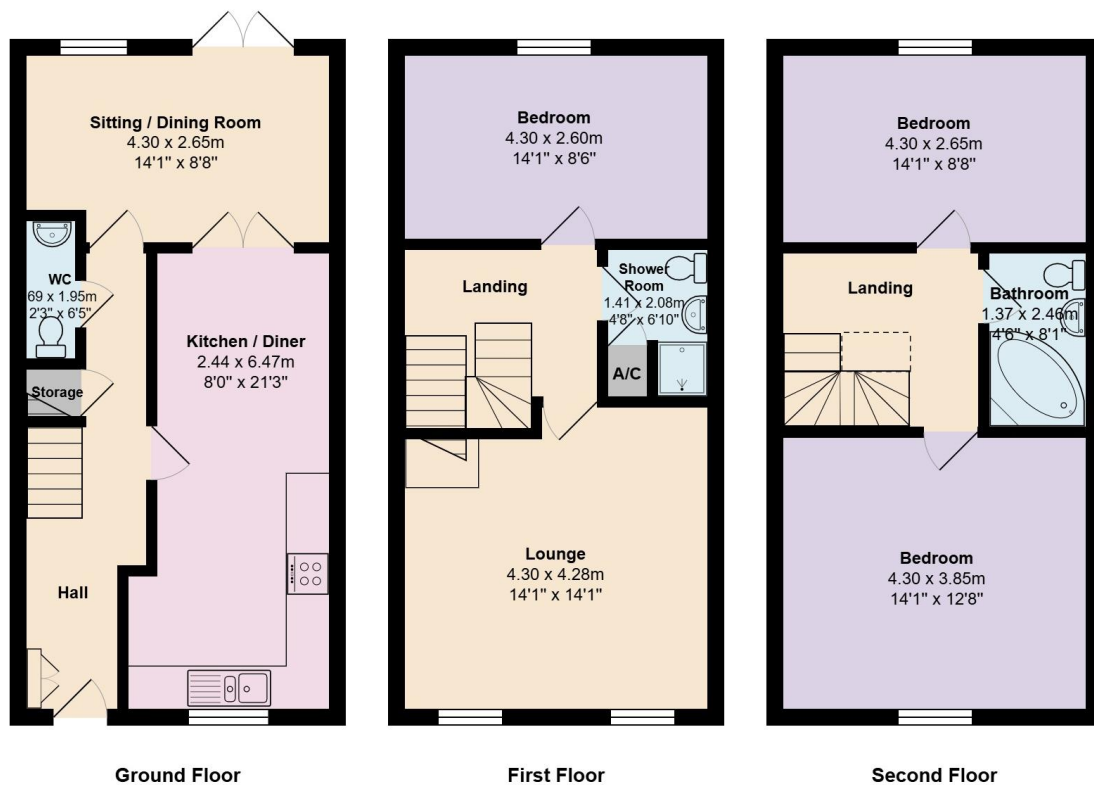
Tenure: We understand the property is freehold with vacant possession upon completion.

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

Directions: From the town centre proceed to the small roundabout on Cross Street, take the third exit into Talbot Street before turning right into Watgate Street where number 41 can be identified on the right-hand side by the agents for sale board.



41, Watgate Street, Ellesmere, SY12 0EX



Total Area: 119.7 m² ... 1289 ft²

All measurements are approximate and for display purposes only



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steeped in heritage
with a forward
thinking outlook.

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