

BOWEN

PROPERTY SINCE 1862



Asking Price £249,995

11 Hillcrest, Ellesmere, Shropshire, SY12 0LJ

🏠 3 Bedrooms

🚿 1 Bathroom

11 Hillcrest, Ellesmere, Shropshire, SY12 0LJ



General Remarks

Semi Detached three 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.

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

Half Glazed Entrance Door:

Entrance Hall: 4' 2" x 3' 3" (1.28m x 0.99m) Laminate flooring, radiator.

Lounge: 16' 11" x 13' 6" (5.15m x 4.11m) Brick fire surround with slate hearth, and timber mantel, understairs store cupboard, two radiators, coving to ceiling.

Inner Hall: Wood effect flooring.

Kitchen/Diner: 16' 11" x 8' 6" (5.15m x 2.59m) Coving to ceiling, wood effect flooring. Range of fitted wall cupboards and matching base units with worktop surface above. Stainless steel sink unit and drainer with mixer tap, partly tiled wall. Spaces for cooker and washing machine, wall mounted 'Baxi' gas boiler in wall cupboard, radiator. Sliding patio door leading into the conservatory.

Conservatory: 11' 7" x 9' 8" (3.52m x 2.95m) Wood effect flooring, centre ceiling light/fan fitting.

Staircase to first floor and landing area: Access to roof space, radiator, built-in cupboards to one wall.

Bedroom One: 10' 5" x 10' 4" (3.17m x 3.14m) Built-in single wardrobe with hanging rail and shelf, radiator.

Bedroom Two: 10' 4" x 8' 7" (3.14m x 2.62m) Radiator, built-in store cupboard.

Bedroom Three: 7' 5" x 6' 1" (2.26m x 1.85m) Radiator.



Fully Tiled Bathroom: 6' 1" x 5' 8" (1.85m x 1.72m)

Matching suite comprising panel bath with electric shower and shower screen above, pedestal wash hand basin, low level flush wc, heated towel rail.

Outside: The property is approached over a tarmac drive providing ample parking and has a stone gravel area for ease of maintenance. A side gate allows access to the enclosed rear garden which is set on two levels and has the benefit of woodland and countryside to the rear. Tarmac area off which is a timber summer house. External lighting and wall tap. Small wicket fence wrought iron single gate with steps

down to lawned area providing patio area with built-in bbq, small vegetable garden area.

Fully insulated Timber Store with UPvc Door & Window, Electric: Option for a number of uses to include home office if so desired.

Single Garage : 17' 2" x 8' 8" (5.23m x 2.64m) 'Up and over' door with electric and power available.

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

Council Tax Band 'C' EPC Rating 67|D:



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

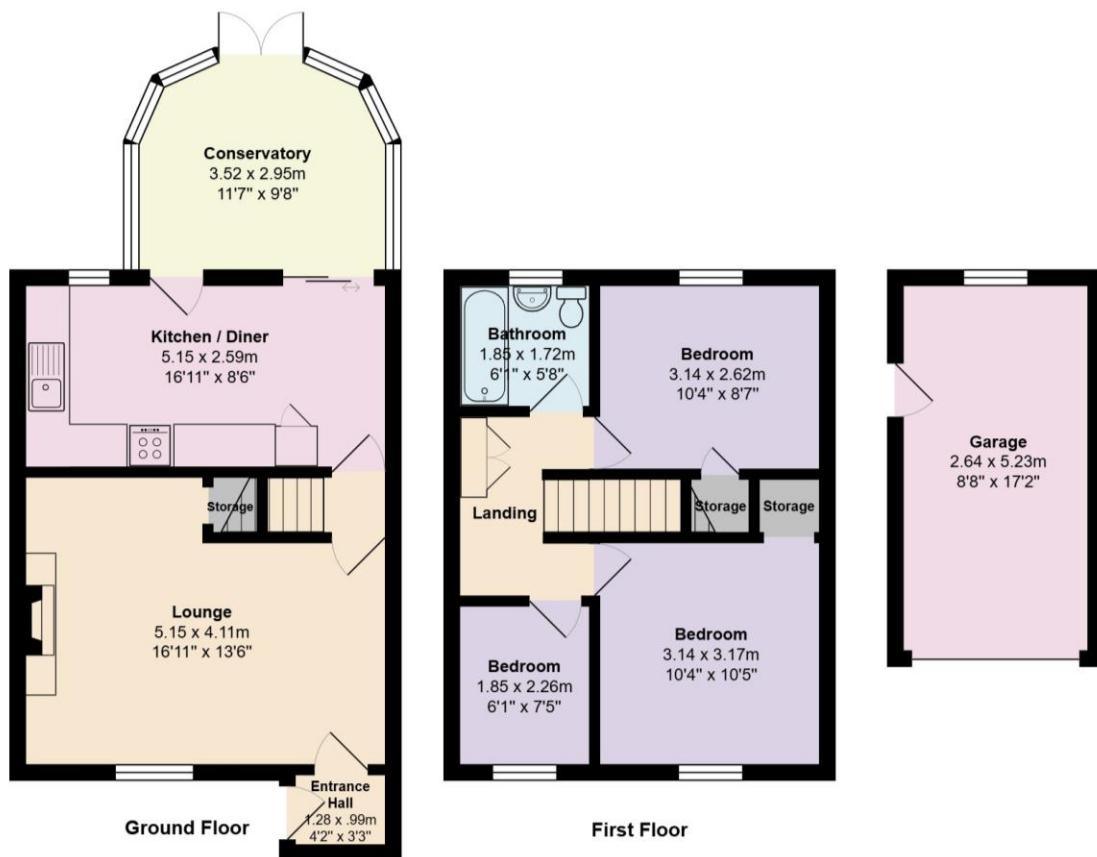
Directions: From the town centre proceed to the mini-roundabout on Cross Street, take the third exit right into Talbot Street and turn immediately left onto Swan Hill. Continue along Swan Hill taking the third turning left into Hillcrest where the property will be identified on the right handside by the agents for sale board.

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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.

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