



Asking Price £144,995

9 Berwyn View, Ellesmere, SY12 0DJ

 3 Bedrooms

 1 Bathroom

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General Remarks

Three Bedroom Semi-Detached House situated on this popular residential development conveniently situated within the town of Ellesmere. The property is within walking distance of the town centre and local amenities. The property briefly comprises: Lounge, Kitchen/Dining Area, Three Bedrooms, Family Bathroom. Enclosed garden to front and rear.

Location: The property is located within the popular market town of Ellesmere which provides an excellent range of local retail outlets as well as a larger supermarket store. Ellesmere has recreational facilities including walks and activities on and around the noted Meres in the area and also the Shropshire Union Canal. The area is well served with both primary and secondary schools as well as the renowned Ellesmere College. The larger towns of Oswestry, Shrewsbury and Wrexham along with the City of Chester are within easy commuting distance, as is the motorway network link roads. The nearby village of Gobowen provides a main line train station with direct services to Birmingham with onward links around the country.

Covered Entrance Porch:

Partly Glazed Entrance Door with glazed side panel:

Entrance Hall: Understairs store cupboard, 'Drayton' thermostat control switch, radiator.

Lounge: 15' 4" x 10' 9" (4.67m x 3.28m) Wall mounted gas fire set in stone surround with side plinths, radiator.

Kitchen/Dining Area: 17' 2" x 8' 0" (5.23m x 2.43m) Range of fitted wall cupboards and matching base units with worktop surface above, stainless steel sink unit 7 drainer, spaces for cooker and washing machine, partly tiled walls. Half glazed door to outside.

Staircase to first floor and landing area: access to roof space

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 expressively 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.

Bedroom One: 12' 8" x 10' 2" (3.86m x 3.10m) Built-in cupboard with hanging rail and shelf, radiator

Bedroom Two: 10' 8" x 8' 7" (3.24m x 2.62m) radiator.

Bedroom Three: 9' 4" x 6' 6" (2.85m x 1.97m) Radiator.

Separate w.c.: 5' 3" x 2' 9" (1.61m x 0.84m) Low flush w.c., radiator.

Bathroom: 5' 3" x 4' 9" (1.61m x 1.45m) Panel bath with 'Triton' electric shower and shower screen above, pedestal wash hand basin, heated towel rail, partly tiled walls.

Outside: The property is approached through a single gate onto a concrete pathway with a lawned area with borders housing mature shrubs and plants. Access from the side to the rear enclosed garden which is set on two levels with lawned area and concrete seating area. Brick shed.

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

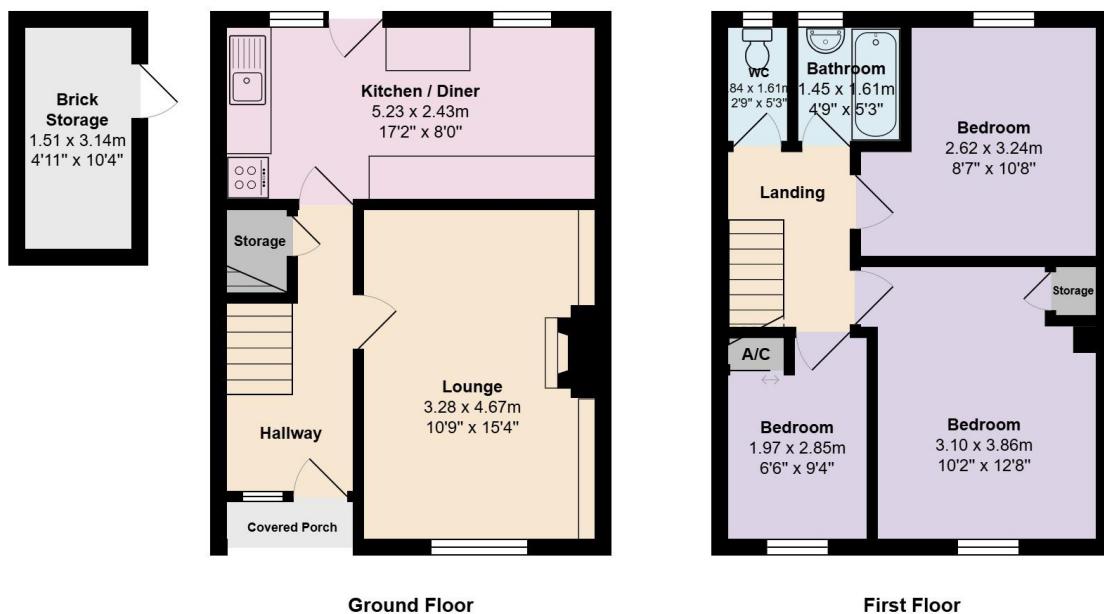
Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

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

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

Directions: Proceed out of the town along Scotland Street sign posted Oswestry continue through the traffic lights taking the next left into Berwyn View. Proceed along Berwyn View taking the first turning left which leads to the rear of the property which will be identified by the agents For Sale board.

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Total Area: 75.9 m² ... 817 ft² (excluding brick storage)

All measurements are approximate and for display purposes only



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