

# BOWEN

PROPERTY SINCE 1862



Asking Price £200,000

35 Swanmere Park, Ellesmere, SY12 0NA

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🏠 2 Bedrooms

🚿 1 Bathroom



## 35 Swanmere Park, Ellesmere, SY12 0NA



### General Remarks

Detached two-bedroom bungalow with garage and good-sized garden occupying a corner plot location on a popular residential area within walking distance of the Mere, Cremorne Gardens and all local amenities.

**Location:** The property is situated within the popular lakeland town of Ellesmere. The nearby Mere and Cremorne gardens offer ideal outdoor leisure facilities, and the property is located close to the picturesque surrounding countryside. Ellesmere town centre is within walking distance and provides excellent local shops, post office, medical centre and excellent primary/secondary schools. Transport links are excellent as the larger towns of Oswestry and Shrewsbury as well as the Cities of Wrexham and Chester are all within easy commuting distance. While the nearby village of Gobowen provides a main line train service which offers links to the larger towns and cities beyond.



**Enclosed Entrance Porch:** 7' 4" x 2' 11" (2.23m x 0.89m)

**Glazed Door into Entrance Hallway:** 7' 4" x 2' 11" (2.23m x 0.89m) Tile floor, radiator.

**Kitchen:** 9' 5" x 9' 4" (2.87m x 2.85m) Tile floor. Range of fitted wall cupboards and matching base units with worktop surface above, stainless steel sink unit & drainer, space for washing machine, built-in electric oven with 'Blomberg' 4 ring halogen hob and extractor fan above, radiator, wall mounted 'Alpha Eco plus' gas boiler, partly tiled walls. Glazed side door leading to outside

**Living/Dining Room:** 16' 8" x 10' 5" (5.07m x 3.17m) Centre ceiling light fitting with matching wall lights, coal effect electric fire set in timber surround, radiator.

**Inner Hallway:** Laundry cupboard with slatted shelves.

**Fully Tiled Shower Room:** 6' 9" x 5' 9" (2.06m x 1.76m) Wood effect flooring. Double shower cubicle with mains



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.

fed shower, vanity sink unit and low level flush wc, radiator.

**Bedroom One:** 11' 3" x 10' 5" (3.42m x 3.17m)

French doors with side glazed panel opening onto the rear garden. Radiator.

**Bedroom Two:** 11' 3" x 7' 0" (3.42m x 2.13m) Built-in wardrobes to one wall with hanging rail and shelves. Radiator.

**Outside:** The property is approached over a tarmac drive providing parking and access to the garage. There is access all around the bungalow being predominantly laid to lawn enclosed by mature hedges. Exterior wall light and external tap.

**Garage/Workshop:** 0' 0" x 0' 0" (0m x 0m)

**Garage:** 15' 8" x 9' 9" (4.78m x 2.97m) 'Up and over' door, power & light. Door allowing access into workshop.

**Workshop:** 12' 2" x 9' 9" (3.71m x 2.97m) Power & light. Door into rear garden.

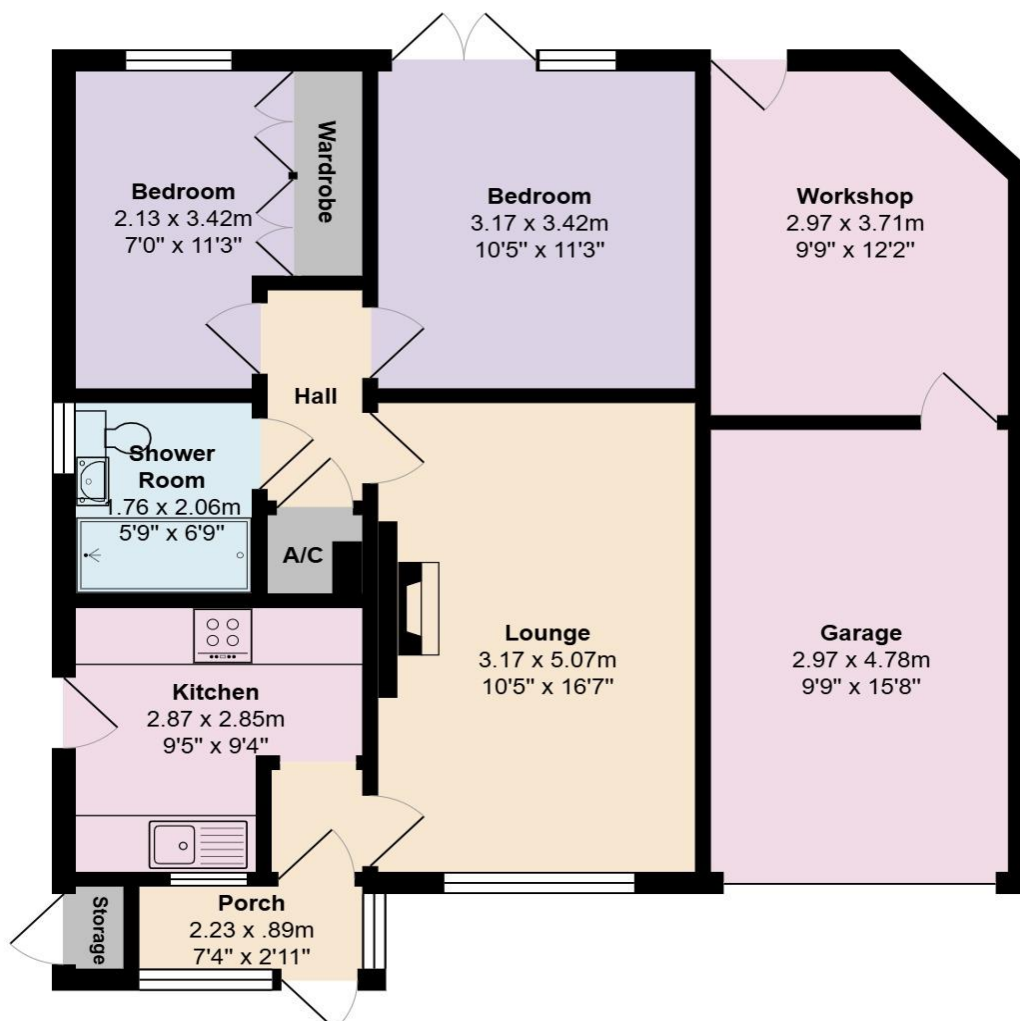
**EPC 72|C      Council Tax Band 'B'**

**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, SY2 6ND. Tel: 0345 678 9000.

**Directions:** From the town centre proceed to the small roundabout taking the 3rd exit right, take the next turning left into Swan Hill. After a short distance take the second turning left into Swanmere Park and continue into the development turning right into the cul de sac where no:35 can be identified on the right handside by the agents for sale board.

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Total Area: 56.6 m<sup>2</sup> ... 609 ft<sup>2</sup> (excluding garage, workshop)





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