

BOWEN

PROPERTY SINCE 1862



Asking Price £189,995

10 St. Johns Hill, Ellesmere, SY12 0HA

🛏 3 Bedroom

🚿 1 Bathroom

10 St. Johns Hill, Ellesmere, SY12 0HA



General Remarks

Three Storey Grade II Listed Town House occupying popular location within walking distance of town centre and local amenities. Retaining many original features providing versatile living accommodation to suit one personal choice. Viewing Highly Recommended.

Location: Situated within the Lakeland market Town of Ellesmere which promotes an excellent range of local amenities, recreational facilities, larger supermarkets 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 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

Canopy Entrance Porch & Partly Glazed Entrance Door:

Living/Dining Room: 16' 5" x 11' 4" (5.00m x 3.46m) Oak floor. Exposed ceiling beams and timbers. Coal effect gas fire set on a tile hearth with floral tile inset and timber surround. Built-in store cupboard to recess, radiator.

Kitchen: 13' 7" x 7' 5" (4.15m x 2.27m) Tile floor, exposed ceiling beams. Fitted wall cupboards and matching base units with worktop surface above, under counter belfast sink, partly tiled walls. Built-in four ring gas hob with electric oven below, space for washing machine. Door leading to outside.

Cellar in two compartments: 16' 5" x 7' 3" (5.00m x 2.21m) The cellar provides useful space for optional uses.



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.

Compartment One: Tile floor, built-in storage to one wall and spotlights to ceiling.

Stable style door into Compartment Two: Wood effect flooring, timber ceiling beams and lights.

Staircase to first floor and landing area: radiator

Bedroom One: 16' 5" x 11' 7" (5.00m x 3.54m)
Wooden floor, exposed ceiling timbers and exposed brick wall. Original cast iron fire grate on hearth with timber surround and mantel. Recess either side of fireplace providing storage space with hanging rail.

Bathroom: 10' 0" x 7' 2" (3.06m x 2.19m)

Staircase to second floor and landing area:
Access to roof space.

Bedroom Two: 16' 5" x 11' 4" (5.00m x 3.46m)
Exposed timber, cast iron fireplace, radiator

Bedroom Three: 9' 2" x 7' 5" (2.80m x 2.27m)
radiator.

Outside: No:10 enjoys a south facing enclosed patio slab paved courtyard providing ideal entertainment space and borders housing a variety of established shrubs and flowering plants. Small store shed.

Council Tax Band 'B' EPC Rating 50|E:

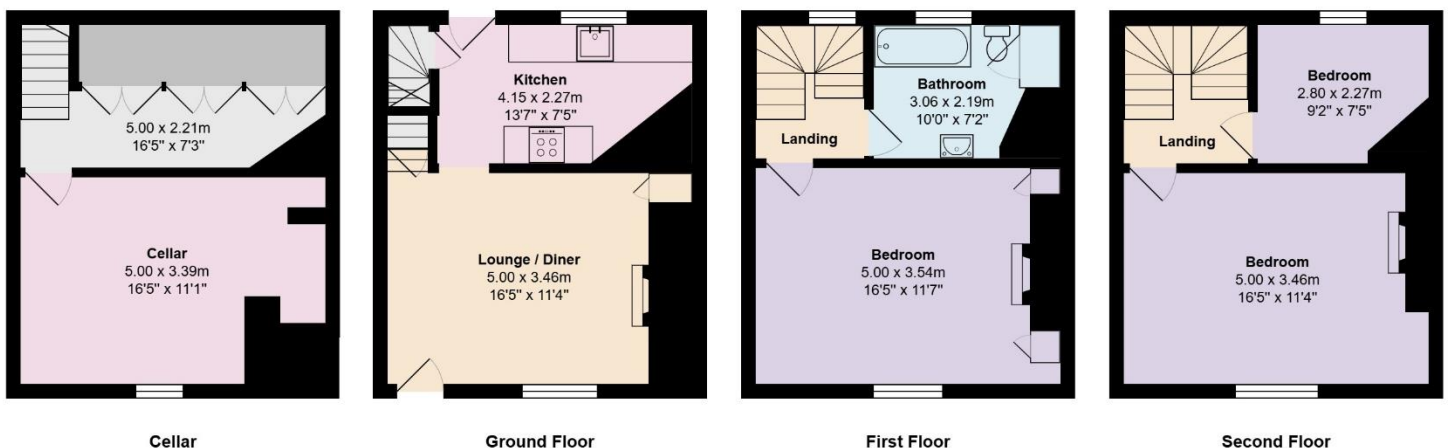
Tenure: We are informed that the property is freehold subject to vacant possession upon completion.

Directions: The house enjoys a prominent position on St Johns Hill and can be identified by the agents for sale board.

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

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

10, St Johns Hill, Ellesmere, SY12 0HA



Total Area: 117.1 m² ... 1260 ft²

All measurements are approximate and for display purposes only



A property business
steeped in heritage
with a forward
thinking outlook.

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