

BOWEN

PROPERTY SINCE 1862



Asking Price £349,995

4 Mulberry Avenue, Ellesmere, SY12 9PW

3 Bedrooms 1 Bathroom

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General Remarks

Three Bedroom detached bungalow and double garage occupying corner plot position with an enclosed rear garden and driveway providing ample parking space. Small cul de sac of four properties situated in a much sought after residential area within walking distance of the town centre and local amenities.

Location: Located in the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with direct links to Birmingham and beyond

Accommodation

Enclosed Entrance Porch: Tile floor and ceiling light.

Partly Glazed Entrance Door with Side Glazed Panel:

'L' Shape Entrance Hall: Coving to ceiling, radiator, access to roof space via loft ladder which has a light and is partly boarded. 'Honeywell' thermostat control switch.

Airing cupboard housing wall mounted gas boiler and slatted shelves.

Spacious 'L' Shape Lounge/Dining Room: 20' 3" x 20' 1" (6.17m x 6.13m) Coving to ceiling, Coal effect gas fire set in marble type surround and hearth, two radiators, spotlights to ceiling. Sliding patio doors into the conservatory.

Conservatory: 13' 2" x 8' 11" (4.01m x 2.73m) Tile effect flooring, power and light. Sliding door to outside.

Kitchen/Breakfast Room: 19' 9" x 8' 3" (6.01m x 2.52m) Range of fitted wall cupboards and matching base units with worktop surface above, breakfast bar area, stainless steel sink unit and drainer with mixer tap, spaces for dishwasher and washing machine. Partly tiled walls.

Inner Hall: Door to outside & door to garage

Cloakroom: Low level flush wc, wash hand basin, radiator and partly tiled walls.

Bedroom One: 14' 8" x 10' 2" (4.46m x 3.10m) Coving to ceiling. Built in mirror sliding door wardrobe to one wall, radiator.

Bedroom Two: 12' 1" x 7' 9" (3.69m x 2.36m) Coving to ceiling, built in double door wardrobe, 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.

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Bathroom: 10' 9" x 8' 0" (3.27m x 2.43m) Vinyl flooring. panel bath with shower attachment and mains fed shower above, pedestal wash hand basin, low level flush w.c, bidet. Heated towel rail, radiator, extractor fan and partly tiled walls.

Bedroom Three/Study: 14' 8" x 10' 2" (4.46m x 3.10m) Coving to ceiling, radiator.

Outside: The property is approached over a block pave driveway leading to the garage and providing ample parking. Enjoying a good size corner plot location with enclosed rear garden with lawned area with borders housing established plants and shrubs. Patio area, outside wall tap.

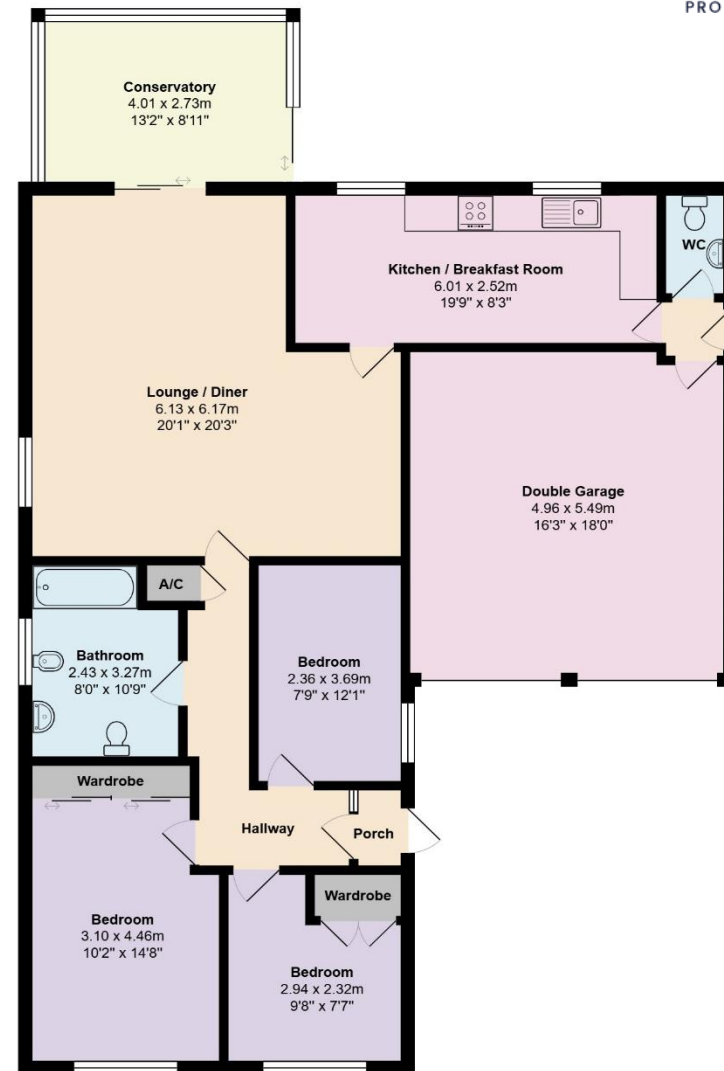
Double Garage: Electrically operated doors with power & light.

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

EPC Rating 68|D Council Tax Band 'E':

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

Directions: From Ellesmere proceed out of the town along Trimpey Street (B5068) passing the primary school on the left. After a short distance turn left into Elson Park continue along Cherry Drive taking the fifth turning right into Almond Drive proceed straight ahead and take the first right into Mulberry Avenue where no:4 will be identified on the left handside by the agents for sale board.



Total Area: 116.4 m² ... 1253 ft² (excluding double garage)

All measurements are approximate and for display purposes only

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