

BOWEN

PROPERTY SINCE 1862



Asking Price £299,999

66 Diksmuide Drive, Ellesmere SY12 9QA

3 Bedrooms 2 Bathrooms

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General Remarks

Immaculately presented detached house situated in a quiet cul-de-sac position occupying a desirable location within easy walking distance of the town centre, Mere and cremorne gardens. The property also benefits from uPVC double glazing, gas central heating, good size enclosed rear garden & off road parking.

Location: The property is situated within walking distance to the popular lakeside town of Ellesmere. The town hosts a range of local shops, a larger supermarket, post office 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

Partly Glazed Entrance Door :

Entrance Hall: Wood effect flooring, radiator.

Open Plan Lounge/Dining Room: 23' 0" x 12' 10" (7.02m x 3.90m) Wood effect flooring, dual aspect windows, coving to ceiling,

Lounge: 0' 0" x 0' 0" (0m x 0.00m) Coal effect gas fire set on marble type hearth, inset and wooden surround, radiator. Understairs storage cupboard.

Dining Area: 23' 0" x 12' 10" (7.02m x 3.90m) Radiator.

Conservatory: 8' 11" x 8' 4" (2.72m x 2.53m) Continuation of wood effect flooring, wall mounted electric heater, vertical window blinds. French door onto patio area.

Kitchen: 13' 10" x 8' 4" (4.21m x 2.53m) Tile floor and spotlights to ceiling. Range of fitted wall cupboards with matching base units and worktop surface above, 1.5 stainless steel sink unit, mixer tap, built in electric oven, 4 ring gas hob with splash back and extractor hood above, space for dishwasher & partly tiled walls.

Utility Area: 6' 0" x 4' 9" (1.84m x 1.46m) Tile flooring and spotlights to ceiling. Integrated refrigerator/freezer fitted base cupboards with matching worktop wall cupboards and worktop surface. Spaces for washing machine & dryer. Pantry cupboard. Partly glazed door to outside.

Cloakroom: 4' 5" x 3' 1" (1.35m x 0.93m) Tile floor, low level flush wc, wash hand basin with tile splashback, heated towel rail, extractor fan. Cupboard housing wall mounted 'Vallant' gas boiler.

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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Bedroom One: 10' 9" x 9' 10" (3.27m x 3.00m) Built-in wardrobes, radiator.

Fully Tiled Ensuite Shower Room: 8' 7" x 5' 3" (2.61m x 1.59m) Spotlights to ceiling, vanity unit incorporating low flush w.c., and wash hand basin, walk-in dual head mains fed shower, sensor touch wall mirror, shaver point.

Bedroom Two: 14' 8" x 8' 7" (4.48m x 2.61m) Radiator.

Bedroom Three: 12' 0" x 6' 5" (3.65m x 1.95m) Radiator.

Fully Tiled Family Bathroom: 6' 2" x 5' 11" (1.87m x 1.81m) Spot lights to ceiling, panel bath with electric shower over, vanity unit incorporating low flush w.c. and wash hand basin, heated towel rail, radiator.

Former Garage/Storage Area: 10' 2" x 8' 4" (3.10m x 2.54m)

Outside: The property enjoys a corner plot location with the front approached over a tarmac drive providing parking with side lawn area and side gate leading to the enclosed rear garden which enjoys a good size patio area with lawned area with raised sleeper borders housing a variety of mature shrubs and plants. Raised decking area and patio beyond. Timber storage shed. Outside tap.

Tenure: The property is understood to be freehold with vacant possession upon completion.

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

Directions: From the agents office in Ellesmere town centre proceed to the small roundabout in Cross Street and take the third exit, turn immediately left into Swan Hill. Proceed along Swan Hill and turn left into Diksmuide Drive, travel to the end of the road and turn right into the cul-de-sac of where no.66 can be identified by the agents For Sale board

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

BOWEN

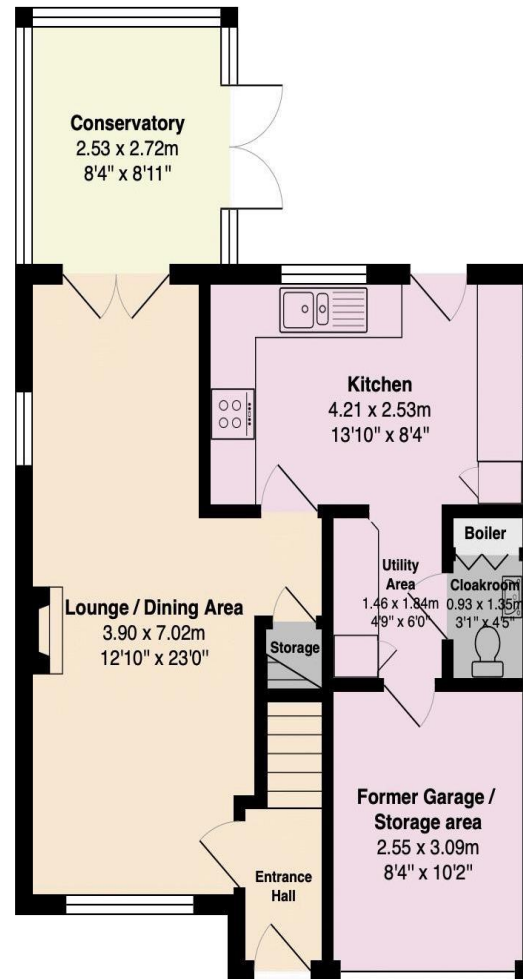
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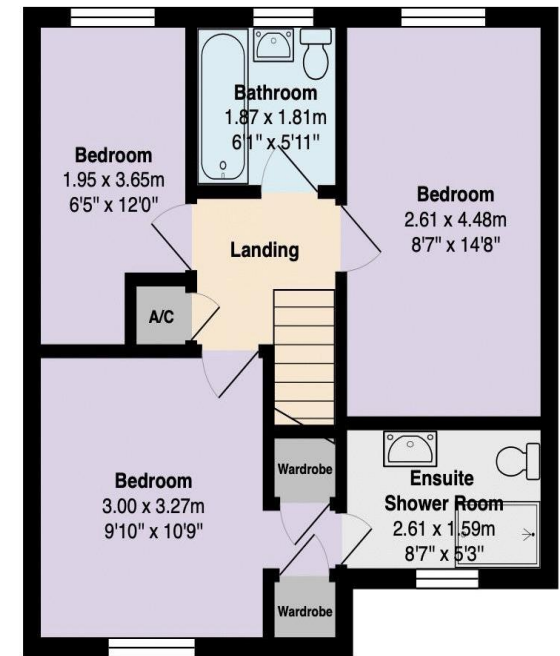
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Ground Floor



First Floor

