



Asking Price £120,000

45 Scotland Street, Ellesmere, SY12 0DG

 2 Bedrooms

 1 Bathroom

45 Scotland Street, Ellesmere, SY12 0DG



General Remarks

A conveniently situated two-bedroom mid terrace house with an enclosed rear garden within walking distance of Ellesmere.

Location: The property is very well located close to the town centre of Ellesmere and its local amenities and recreational facilities together with excellent primary and secondary schools including the noted Ellesmere College. The Meres and Shropshire Union Canal offer many delightful walks and leisure pastimes within a short distance from the property. The larger towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester are all close at hand, while the motorway network beyond is easily accessible. Rail services are also available at nearby Gobowen providing direct links to Birmingham and Manchester as well as the other commercial centres

Accommodation

UPVC Partly Glazed Door:

Living Room: 12' 3" x 9' 7" (3.73m x 2.92m) Wooden shutter blind, radiator.

Kitchen: 15' 1" x 6' 9" (4.60m x 2.06m) Tile floor. Range of fitted wall cupboards and matching base units with worktop surface above, stainless steel sink unit and drainer. Built-in electric oven with four ring halogen hob and extractor hood above. Half glazed door to outside.

Cellar: 13' 6" x 6' 4" (4.12m x 1.93m) Light available.

Stairs to first floor and landing area: Access to roof space.

Bedroom One: 10' 2" x 6' 3" (3.11m x 1.90m) Wooden shutter blinds, radiator.

Bedroom Two: 9' 7" x 6' 11" (2.92m x 2.10m) Built in store cupboard, 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 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.

Bathroom: 6' 4" x 4' 10" (1.93m x 1.47m) Wood effect floor. Panel bath with shower attachment and shower screen, vanity sink unit with wall mirror above, low flush w.c., radiator.

Outside: Enclosed rear courtyard with decking area and a gate provides pedestrian access at the rear onto Scotland Street. Useful store shed located beyond the rear courtyard area.

Council Tax Band 'A' EPC Rating 69|C:

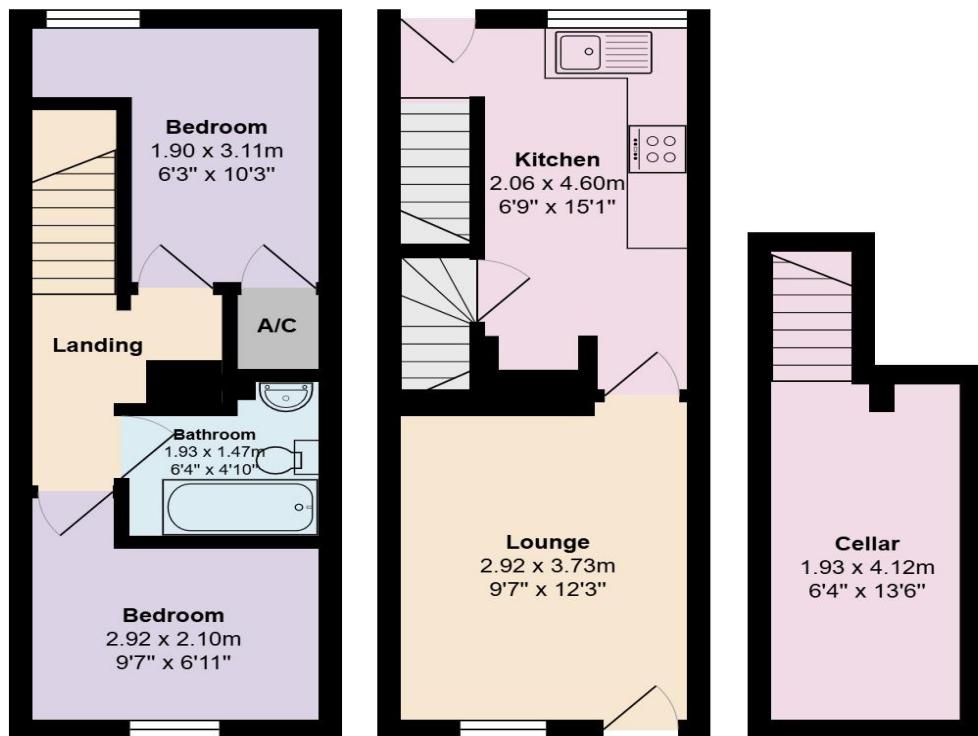
Tenure: We understand the property is freehold with vacant possession upon completion.

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

Directions: From the town centre continue along Scotland Street. After passing the small roundabout the property can be identified on the left handside by the agents for sale board.



45, Scotland Street, Ellesmere, SY12 0DG



Total Area: 58.6 m² ... 630 ft²

All measurements are approximate and for display purposes only



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

bowen.uk.com

BOWEN
PROPERTY SINCE 1862