

# BOWEN

PROPERTY SINCE 1862



£349,995

4 Bedrooms 2 Bathrooms

Plot 51 Hawthorn Rise, The Hawthorns, Ellesmere  
SY12 9ER

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**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.

**Bedroom 3:** 8' 6" x 13' 2" (2.59m x 4.02m)

**Bedroom 4:** 9' 7" x 8' 1" (2.93m x 2.47m)

**Family Bathroom:** 6' 11" x 8' 3" (2.11m x 2.52m)

**Directions:** From the Agents office in The Square proceed along Cross Street to the roundabout and take the first left. Proceed along Willow Street taking the 2nd right turning onto Trimpley Street. Proceed along this road passing the local primary school take your second left into 'Bramble Ridge' continue straight ahead for the new development.

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

## Ground Floor:

**Living Room:** 12' 6" x 13' 5" (3.81m x 4.09m)

**Kitchen Dining:** 20' 4" x 10' 5" (6.20m x 3.18m)

**Utility:** 5' 11" x 6' 2" (1.81m x 1.87m)

**Cloaks:** 5' 3" x 4' 0" (1.61m x 1.23m)

**Garage:** 9' 5" x 17' 5" (2.87m x 5.31m)

## First Floor:

**Master Bedroom:** 9' 8" x 12' 6" (2.95m x 3.81m)

**Ensuite:** 6' 4" x 6' 10" (1.93m x 2.08m)

**Bedroom 2:** 15' 11" x 10' 8" (4.84m x 3.24m)

