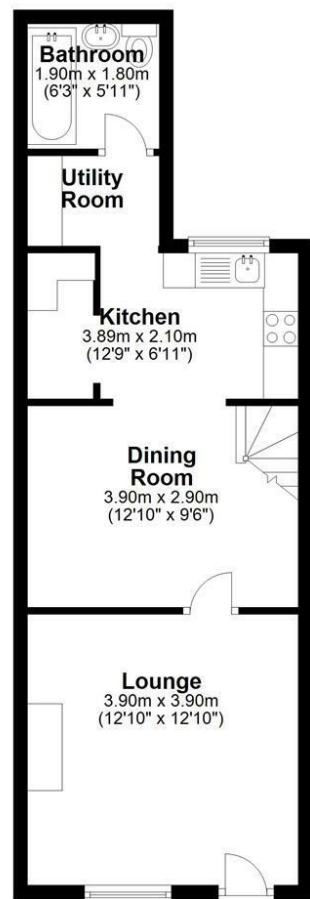


FOR SALE

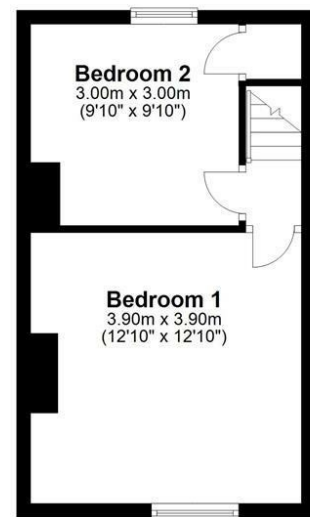
14 Park Avenue, Oswestry, SY11 1BA



Ground Floor
Approx. 41.8 sq. metres (449.5 sq. feet)



First Floor
Approx. 27.2 sq. metres (292.9 sq. feet)



Total area: approx. 69.0 sq. metres (742.4 sq. feet)
14 Park Avenue



FOR SALE

Offers In The Region Of £159,950

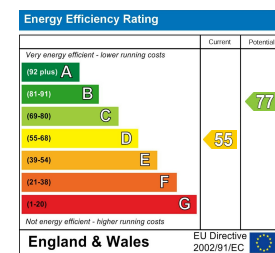
14 Park Avenue, Oswestry, SY11 1BA

A mature two bedroom terraced house which is situated in a popular residential locality being conveniently placed for Oswestry town. An ideal first-time buyer or investment opportunity.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 670 320

Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



2 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Mature Terraced House
- Lounge, Dining Room and Kitchen
- Ground Floor Bathroom
- Two Bedrooms
- Rear Garden
- Conveniently placed for town

ACCOMMODATION

A UPVC entrance door with part double glazed insert leads into:-

LOUNGE

3.90m x 3.90m (12'9" x 12'9")
UPVC double glazed window to front aspect, TV point, feature fireplace with coal effect gas fire (not currently in use), laminated wood effect flooring and radiator.

DINING ROOM

3.90m x 2.90m (12'9" x 9'6")
Radiator, laminate wood effect flooring, stairs to first floor, built in storage cupboard.

KITCHEN

3.89m x 2.10m (12'9" x 6'10")
UPVC double glazed window to rear aspect, range of fitted wall and floor units, work surfaces, part tiled surround, stainless steel sink and drainer with mixer tap, integrated oven, 4 ring ceramic hob, cooker hood over, space for appliances, Velux window, tiled floor, part glazed exterior door to rear yard and loft hatch.

BATHROOM

1.90m x 1.80m (6'2" x 5'10")
UPVC double glazed window to side aspect, coloured suite comprising: bath with tiled surround and shower over, glazed folding screen, pedestal wash hand basin, low flush WC, heated towel rail, shaver point, tiled floor.

FIRST FLOOR LANDING

With access to:-

BEDROOM 1

3.90m x 3.90m (12'9" x 12'9")
UPVC double glazed window to front aspect and radiator.

BEDROOM 2

3.00m x 3.00m (9'10" x 9'10")
UPVC double glazed window to rear aspect, radiator, built in storage cupboard with gas central heating boiler.

OUTSIDE

THE GARDENS

The property is approached through a wrought iron style gate into a front courtyard with paved patio and a brick paved pathway. To the rear of the property there is a yard area with pedestrian access leading through and steps lead up to a lawn garden with paved patio, shrub border and timber shed.

GENERAL REMARKS

FIXTURES AND FITTINGS

Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas fired central heating are understood to be connected. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band A. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@halls.gb.com

AGENTS NOTE

The property is currently tenanted but we understand that the tenant is in the process of purchasing another property.

DIRECTIONS

Turn into Park Avenue off Welsh Walls and proceed to the top where the property will be observed on the left hand side.

SITUATION

The property is situated in a pleasant residential area on the outskirts of the town of Oswestry. Oswestry is a thriving market town, providing a good range of shopping and leisure facilities, and affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

DESCRIPTION

A period mid terraced house which is conveniently placed for Oswestry town. To the ground floor there is a lounge, dining room, kitchen and bathroom. To the first floor there are two bedrooms. The property benefits from gas fired central heating, a yard to the front and garden to the rear.