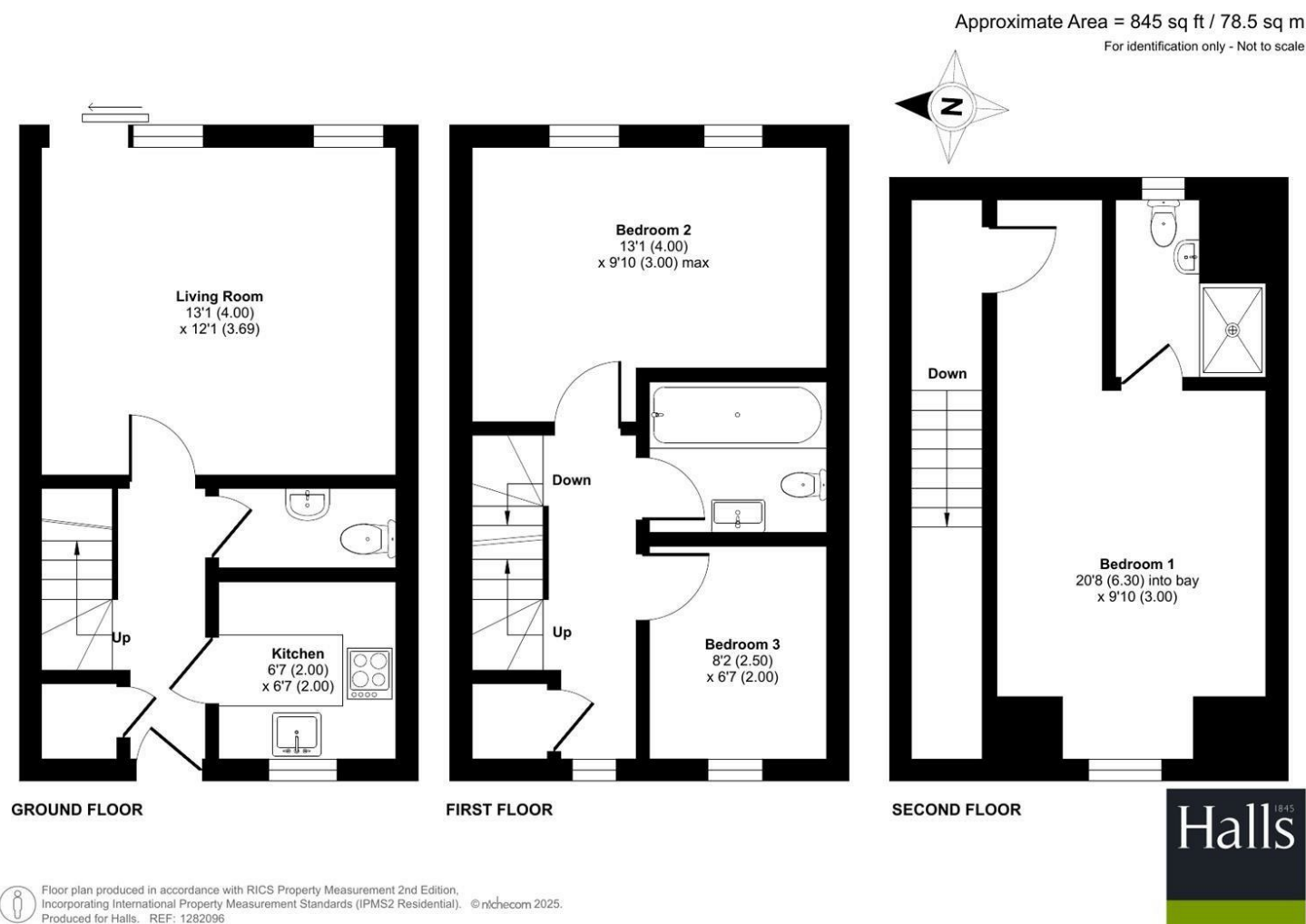


FOR SALE

19 Thomas Penson Road, Gobowen, Oswestry, SY11 3GW



FOR SALE

Offers in the region of £195,000

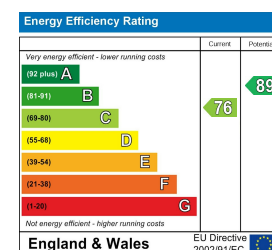
19 Thomas Penson Road, Gobowen, Oswestry, SY11 3GW

A three bedroom townhouse style property benefiting from uPVC double glazing and gas fired central heating. Located in the popular village of Gobowen with excellent amenities including a train station.

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




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01691 670 320



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Modern 3 Bedroom Town House
- Contemporary Fittings
- Enclosed Rear Garden
- Two Parking Spaces
- Gas Central Heating
- Double Glazing

DIRECTIONS

Proceed from Oswestry to Gobowen. Turn left at the mini roundabout into Thomas Penson Road and continue and the property will be found on the left hand side identified by the Agent's for sale board.

SITUATION

Gobowen enjoys village facilities including convenience store, public house, dentist, post office, hairdressers, takeaways, primary school and main line railway station. There is a good public bus service to Oswestry and Wrexham, all of which go to serve the village's day to day needs. The A5 trunk road is some one mile distance and gives easy access to Shrewsbury, Telford and the Midlands to the South and Wrexham, Chester and the Wirral to the Northwest.

DESCRIPTION

A modern mid-terrace property situated on the fringe of the popular village of Gobowen. Originally built by Fletcher Homes the property benefits from a contemporary kitchen, family bathroom and en-suite. Externally there is an enclosed rear garden together and two parking spaces.

RECEPTION HALL

Central heating thermostatic controls, storage cupboard housing gas fired combination boiler.

KITCHEN
7'7" x 6'7"

Offering a range of fitted base and wall units in white with stainless steel door furniture providing a good amount of cupboard storage and drawer space with worktops over and under unit lighting, complimentary tiled splashbacks, integrated stainless steel four ring gas hob with stainless steel extractor hood above and integrated Whirlpool oven and grill beneath, stainless steel sink unit with mixer tap over and cupboard beneath, uPVC double glazed window to front elevation, radiator, smoke alarm, carbon monoxide alarm, space for white goods.

CLOAKROOM

Fitted with a two piece suite comprising low level flush WC and pedestal wash hand basin with tiled splashback.

LOUNGE
13'1" x 11'9"

With uPVC double glazed window to rear elevation overlooking rear garden and uPVC double glazed sliding patio doors to rear elevation leading out to the garden and paved patio area.

FIRST FLOOR LANDING

With uPVC double glazed window to front elevation, recessed cupboard providing hanging and storage space.

BEDROOM 2
13'2" x 10'4"

With two uPVC double glazed windows to rear elevation.

FAMILY BATHROOM
5'9" x 7'0"

Fitted three piece suite comprising low level flush WC, pedestal wash hand basin with tiled splashback and panelled bath with shower attachment. Part wall tiling, heated towel rail, light point.

BEDROOM THREE
8'11" x 7'0"

With uPVC double glazed window to front elevation, fitted carpet, telephone point, radiator.

SECOND FLOOR LANDING

MAIN BEDROOM

With uPVC double glazed window to front elevation, radiator, loft hatch.

ENSUITE SHOWER ROOM

Affording a three piece suite in white with low flush WC, pedestal wash hand basin with tiled splashbacks and fully tiled shower unit housing chrome mixer shower with glazed door, UPVC double glazed window to rear elevation, carbon monoxide alarm.

OUTSIDE

The rear garden is mainly laid to lawn for ease of maintenance with a paved patio area leading out from the Lounge. TheThere are two allocated car parking spaces. garden is fully enclosed with larch lap fencing.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas central heating is installed. None of these services have been tested by the Agents.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently banded in Council Tax Band B - Shropshire Council.

VIEWINGS

Via the Agents, Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.