

BOWEN

PROPERTY SINCE 1862



Offers in the region of £129,950

47 Albert Road, Oswestry. SY11 1NH

🏠 2 Bedrooms

🚿 1 Bathroom

47 Albert Road, Oswestry. SY11 1NH



General Remarks

Bowen are pleased to offer a well presented 2-bedroom end of terrace house situated within walking distance of the popular market town of Oswestry. The accommodation comprises: Lounge, Dining Room, Kitchen, 2 Bedrooms and a Family Bathroom. Externally the property has a courtyard garden with rear pedestrian access. uPVC Double Glazing and Gas Fired Central Heating.

Accommodation

Location: The property is situated close to the centre of the busy market town of Oswestry as well as the old Hill Fort and the surrounding countryside. The town itself has an excellent range of shops, schools and other amenities and is surrounded by picturesque countryside. Easy access on to the A5/A483 provides direct routes to the towns of Shrewsbury, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.

Accommodation: The property is constructed of brick under a slate roof. A composite front entrance door leads into:

Lounge: 11' 9" x 11' 5" (3.58m x 3.48m) A feature brick fireplace with wooden mantle over and tiled hearth, radiator, enclose with shelving. Exposed brickwork leading into:

Dining room: 9' 10" x 11' 10" (3m x 3.61m) tiled flooring, radiator, stairs rising to first floor. Door into

Kitchen: 10' 0" x 6' 1" (3.05m x 1.85m) Fully fitted kitchen with matching base units and eye level wall cupboards with wood effect worktop over and tiled surround. Breakfast Bar, stainless sink unit with mixer tap, space for a cooker with stainless steel extractor hood over, tiled floor and radiator. Door to rear yard. Stairs from Dining Room to:



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Your home may be repossessed if you do not keep up repayments on your mortgage

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.

First Floor Landing: Airing cupboard housing the gas fired central heating boiler.

Bedroom 1: 11' 5" x 11' 7" (3.48m x 3.53m) Loft hatch to roof space and radiator.

Bedroom 2: 10' 7" x 6' 0" (3.23m x 1.83m) Radiator.

Bathroom: 5' 0" x 9' 11" (1.52m x 3.02m) Comprising a white bathroom suite with panelled bath with shower over, low level flush W.C., pedestal wash hand basin with tiled splash back, shaver socket, extractor fan and radiator. Door from kitchen to:

Rear Yard: An enclosed rear yard with polycarbonate roof and rear pedestrian door.

EPC Rating: EPC Rating Band 'D' (61)

Council Tax Band: Council Tax Band 'A'

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

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

Directions: From Oswestry town centre proceed up Willow Street and turn right at the crossroads onto Castle Street. Turn first left onto Oak Street and right into York Street. Continue taking the last turning on the right into Albert Road where the property will be found on the left hand side identified by the Agent's for sale board.





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