

# BOWEN

PROPERTY SINCE 1862



Asking Price £189,995

24 Oak Drive, Ellesmere, SY12 0BW

🏠 3 Bedrooms

🚿 1 Bathroom

## 24 Oak Drive, Ellesmere, SY12 0BW



### General Remarks

Semi-detached three-bedroom house with off road parking, enclosed rear garden conveniently located within walking distance of the popular North Shropshire Lakeland town of Ellesmere.

**Location:** The market town of Ellesmere has a great range of shops, amenities and leisure facilities along with excellent schools. The town has the Shropshire Union Canal on its doorstep along with the picturesque Meres both centrally located and on the borders of the town. The larger towns of Oswestry, Wrexham and Shrewsbury are within easy commuting distance and the nearby village of Gobowen provides a main line train station with connections locally as well as links to Chester and Birmingham and beyond.



### Accommodation

**Canopy Entrance Porch with partly glazed Entrance Door:**

**Entrance Hall:** 11' 9" x 6' 3" (3.58m x 1.90m) Tile flooring. Cloak rack and radiator.

**Lounge:** 15' 2" x 10' 11" (4.63m x 3.32m) Brick fire surround housing wood stove set on stone tile hearth with timber mantel, side alcove, radiator.

**Kitchen/Diner:** 15' 2" x 9' 11" (4.63m x 3.01m) Tile flooring and spotlights to ceiling. Matching wall and base units with work top surface above, stainless steel sink and drainer. Radiator, wall mounted gas boiler.

**UPvc Conservatory:** 10' 4" x 6' 0" (3.14m x 1.83m) Double doors opening onto the rear garden.

**Cloakroom:** 5' 3" x 3' 4" (1.60m x 1.02m) Low level flush w.c., pedestal wash hand basin, radiator, built-in store cupboard.



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.

**Utility Room:** 9' 2" x 5' 3" (2.79m x 1.60m) Wood effect vinyl flooring. Base units with worktop surface above, space and plumbing for washing machine. There is a door to each side of the utility providing access to the front and rear of the house.

**Staircase to First Floor and Landing Area:** Access to roof space, airing cupboard with shelves.

**Bedroom One:** 14' 5" x 10' 7" (4.40m x 3.23m) Radiator.

**Bedroom Two:** 10' 10" x 10' 2" (3.29m x 3.10m) Built in store cupboard, radiator.

**Bedroom Three:** 10' 8" x 6' 11" (3.24m x 2.12m) Radiator.

**Bathroom:** 6' 11" x 5' 8" (2.12m x 1.73m) Wood effect flooring and partly tiled walls. Panel bath with shower attachment above, vanity sink unit incorporating low level flush wc, heated towel rail, extractor fan.

**Outside :** The front of the property is open plan providing parking. The enclosed rear garden is mainly laid to lawn with borders housing a variety of flowering shrubs and plants. Crazy pave patio area with a concrete pathway leading to a timber garden shed. Outside wall tap and external wall light.

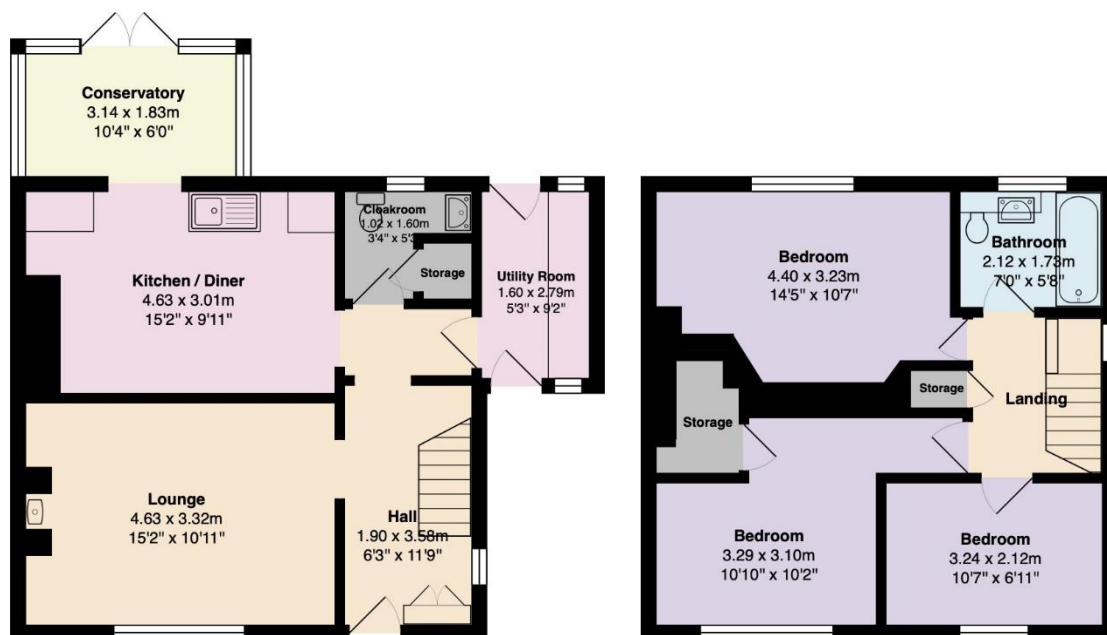
**EPC Rating 67|D Council Tax Band 'B'**

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

**Services:** Mains electricity, gas, water and drainage are understood to be connected.

**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

24, Oak Drive, Ellesmere, SY12 0BW



Total Area: 98.3 m<sup>2</sup> ... 1058 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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