



2 Stanham Close, Ellesmere, SY12 0NX

A well presented and extended two-bedroom detached bungalow boasting generous driveway parking, a single garage, and attractive gardens, peacefully situated within a quiet cul-de-sac in a popular development close to the heart of Ellesmere.



Oswestry (8 miles), Whitchurch (12 miles), Shrewsbury (17 miles).

All distances approximate.



- Detached Bungalow
- Well Presented
- Large Garden Room
- Driveway and Garage
- Attractive Gardens
- Cul-De-Sac Setting

DESCRIPTION

2 Stanham Close occupies a peaceful cul-de-sac setting within a particularly popular development of homes located within easy reach of Ellesmere's thriving town centre, which offers a range of day-to-day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, and a range of independent Shops. Ellesmere is well-regarded for its countryside, with walks available around not only The Mere but the Shropshire Union Canal network and the open farmland within which the town nestles. The county centre of Shrewsbury lies some 30 minutes to the south and enjoys a more comprehensive level of amenities.

The property has been lovingly maintained and provides thoughtfully arranged living accommodation situated across a single storey, making it ideal for those with mobility concerns. To the rear, a substantial Garden Room extension has been added which could readily serve a variety of future usages, be that as a further reception room, a dedicated Dining Room, or simply a space in which to appreciate the calibre of the setting.

2 Stanham Close is positioned within a generous plot with, to the fore, an area of lawn flanked to one side by a resin driveway which leads past the bungalow and culminates at a detached single garage, whilst providing ample parking space for a number of vehicles.

The rear gardens, as per the home, have been carefully maintained and offer tenants an area of shaped lawn bordered to one side by raised decking and bordered by established floral and herbaceous beds.



2 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



THE ACCOMMODATION COMPRISES

Entrance Hall:

Living Room: 3.04m x 5.66m

Kitchen/Dining Room: 2.37m x 5.57m

Garden Room: 3.62m x 4.92m

Bedroom One: 2.33mx 4.24m

Bedroom Two: 2.12m x 3.43m

Shower Room:

TERMS

The property is offered on an APT, with longer term tenants preferred.

Pets to be declared prior to viewings

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A deposit equal to five weeks' rent will be due to be held by the DPS.

A deposit free option via Reposit is available.

LOCAL AUTHORITY

Shropshire Council.

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

SERVICES

We understand the property to benefit from mains water, electric, drainage, and gas.

N.B.

Some of the furnishings may be available to be left or purchased.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

2 Stanham Close, Ellesmere, SY12 0NX

GROUND FLOOR 69.91 sq. m.
(752.51 sq. ft.)



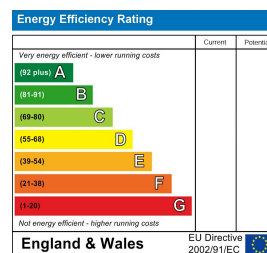
TOTAL FLOOR AREA : 69.91 sq. m. (752.51 sq. ft.) approx.

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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 Ratings



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Ellesmere Lettings

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