

BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

37 Lime Close, Ellesmere, SY12 9PD

🏠 3 Bedrooms

🚿 1 Bathroom

37 Lime Close, Ellesmere, SY12 9PD



General Remarks

Popular residential location within walking distance of the town centre and local amenities. Three-bedroom semi-detached house with integral garage situated in a small cul de sac. The property provides an opportunity to update and modernise to suit ones own personal desire.

Location: The market town of Ellesmere hosts a range of local shops, a larger supermarket, post office and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.



Accommodation

Partly Glazed Entrance Door with glazed side panel:

Enclosed Entrance Porch: 5' 11" x 3' 10" (1.81m x 1.16m)

Lounge: 17' 0" x 13' 5" (5.17m x 4.10m) Pebble stone effect gas fire set on raised hearth with stone effect surround and side plinth for TV, two radiators.

Open Plan Kitchen/Dining Area: 17' 0" x 10' 6" (5.17m x 3.21m) Wood effect vinyl flooring throughout.

Dining Area: Radiator, thermostat control heating switch.

Kitchen: Central breakfast bar/worktop area range of fitted base units incorporating stainless steel sink unit and drainer with worktop area, larder cupboard, partly tiled walls. Spaces for cooker and refrigerator/freezer.



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: 10' 10" x 7' 6" (3.29m x 2.29m)
Continuation of wood effect vinyl flooring. Fitted base unit with stainless steel sink and worktop surface above, partly tiled walls, space and plumbing for washing machine. Wall shelves. Half glazed door leading outside.

Separate WC: 5' 4" x 2' 9" (1.62m x 0.84m) Wood effect vinyl flooring. Low level flush w.c, was hand basin, small radiator.

Open Plan Staircase to First Floor and Landing
Area: Access to roof space via a loft ladder. Airing cupboard housing wall mounted Worcester Gas boiler slatted shelves. Radiator.

Bedroom One: 12' 8" x 9' 10" (3.86m x 2.99m)
Double door built-in wardrobe with shelf and rail, radiator and two-way light switch.

Bedroom Two: 9' 10" x 8' 6" (2.99m x 2.60m) Built-in single wardrobe with shelf, radiator.

Bedroom Three: 8' 11" x 7' 0" (2.72m x 2.13m)
Radiator.

Shower Room: 8' 3" x 5' 4" (2.52m x 1.62m) Fully tiled corner shower cubicle with 'Triton T80' electric shower, pedestal wash hand basin, low level flush wc, radiator.

Outside: The property is approached over a tarmac drive providing parking and access to the garage. The garden to the front is mainly laid to lawn. The enclosed rear garden is also mainly laid to lawn with a variety of mature trees, shrubs and flowering plants. Timber garden shed and outside wall tap.

Garage: 16' 5" x 7' 6" (5.00m x 2.29m) 'Up and over' door, power and light.

EPC Rating 66|D Council Tax Band 'C':

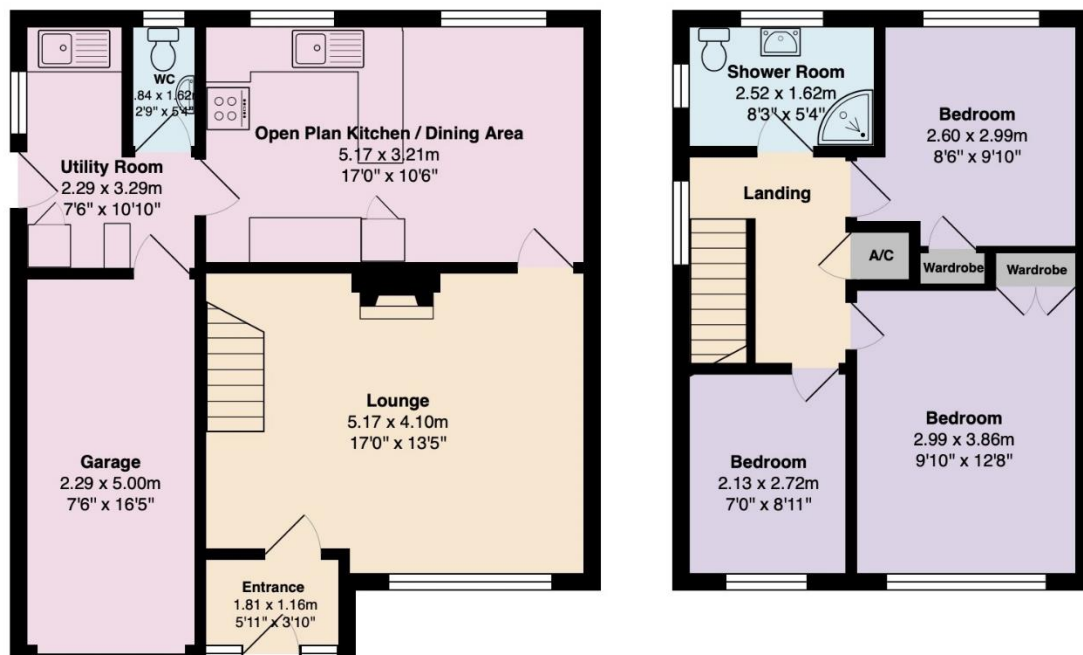
Tenure: The property is understood to be freehold with vacant possession upon completion.

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

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

Directions: Proceed out of the town along Trimpley Street (B5068) sign posted Dudleston Heath. After a passing the Primary School on the left take the next left in Cherry Drive after a short distance take the second turning left into Lime Close proceed straight ahead and no:37 will be identified on the right handside by the agents for sale board.

37, Lime Close, Ellesmere, SY12 9PD



Total Area: 87.9 m² ... 946 ft² (excluding garage)

All measurements are approximate and for display purposes only



A property business
steeped in heritage
with a forward
thinking outlook.

bowen.uk.com

BOWEN

PROPERTY SINCE 1862