

BOWEN

PROPERTY SINCE 1862



Asking Price £169,995

26 Victoria Street, Ellesmere, SY12 0AB

🏠 3 Bedrooms

🚿 1 Bathroom

26 Victoria Street, Ellesmere, SY12 0AB



General Remarks

Three-bedroom mid-terrace house with off road parking & enclosed rear courtyard. Conveniently located within walking distance of the popular North Shropshire market town of Ellesmere.

Location: Situated within the Lakeland market Town of Ellesmere, promoting an excellent range of local amenities, recreational facilities, and larger supermarkets. Ellesmere offers both primary schools, and secondary schools as well as the renowned Ellesmere College. The town is also ideally located for access to the larger towns of Oswestry, Wrexham and Shrewsbury as well as being positioned on the main links to the motorway networks while the nearby village of Gobowen provides a main line train station with direct services to Chester, Birmingham and Liverpool.



Accommodation

Partly Glazed Entrance Door:

Entrance Hall:

Lounge: 18' 2" x 11' 0" (5.54m x 3.35m) Coal effect electric fire set on a marble type hearth and inset with timber surround, understairs storage cupboard with shelves, radiator.

Kitchen/Diner: 14' 0" x 9' 9" (4.27m x 2.97m) Wood effect vinyl flooring. Range of fitted wall cupboards and matching base units with worktop surface above, stainless steel sink unit and drainer, built-in 'Hotpoint' oven with 4 ring 'Creda' electric hob above. Spaces for appliances to include washing machine/dryer, dishwasher and refrigerator/freezer. Wall mounted 'Worcester' gas boiler, radiator.

Staircase to First Floor and Landing area: 0' 0" x 0' 0" (0m x 0m) Access to roof space.

Bedroom One: 14' 0" x 9' 8" (4.27m x 2.94m) Airing cupboard, radiator.



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.

Bedroom Two: 12' 10" x 7' 9" (3.90m x 2.36m) Built-in wardrobe, radiator.

Bedroom Three: 9' 9" x 6' 1" (2.98m x 1.85m) Radiator.

Bathroom: 7' 9" x 5' 3" (2.36m x 1.61m) Wood effect vinyl flooring. Panel bath with tile surround, 'Triton' electric shower and shower screen above, pedestal wash hand basin with tile splash, low level flush wc., sky light and radiator.

Outside: Small cobblestone area to the front of the house leading to the entrance door. To the rear of the property is an enclosed courtyard which a patio slab area, external wall tap. Steps leading to allocated parking beyond.

Council Tax Band 'B' EPC Rating 69|C:

Tenure: We understand the property is freehold with vacant possession upon completion.

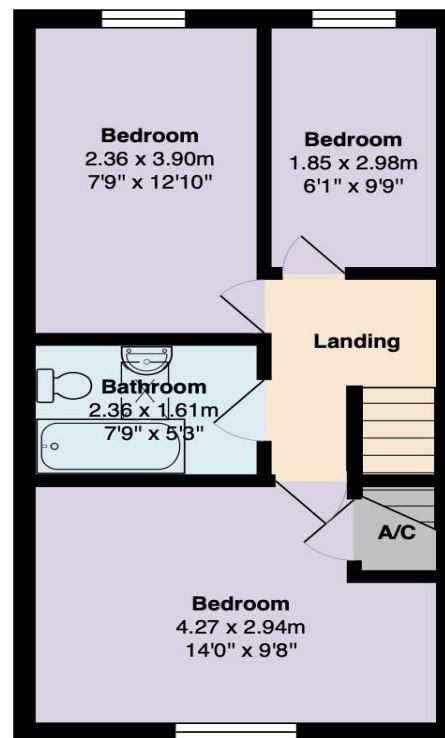
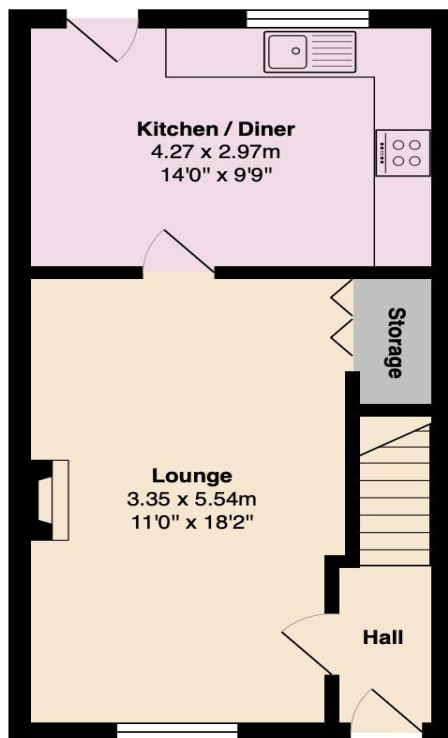
Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Services: We understand mains electricity, gas, water and drainage are connected.

Directions: From the town centre proceed along Scotland Street to the mini roundabout. Turn right and the the property can be identified on the left handside by the agents for sale board.

Viewings & Further Information: Viewings are strictly by appointment only through the sole selling agents Ellesmere Office. For further information or to book a viewing contact Ellesmere Office on (01691) 622534.

26, Victoria Street, Ellesmere, SY12 0AB



Total Area: 74.0 m² ... 797 ft²

All measurements are approximate and for display purposes only



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

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