

Asking Price £215,000

3 Bedrooms 1 Bathroom. Detached Garage

159 Cabin Lane, Oswestry, Shropshire
SY11 2PF

BOWEN

PROPERTY SINCE 1862

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General Remarks

This **RECENTLY UPDATED THROUGHOUT** three bedroom, semi-detached property is located in the sought after cul-de-sac of Cabin Lane. This spot offers the best of both worlds with it being positioned peacefully on the edge of Oswestry, yet you are still close to local amenities such as the local bus stop, shop and the school. The Market town is only a short distance away via car or on foot. This property would make the perfect family home with three bedrooms, all with **Brand New Carpets**, the kitchen/diner also makes a great entertaining space to host family and friends. The detached garage offers the potential to be used as a workshop, home gym or workspace. The property is available with **no onward chain** and **ready to move in**, viewing is highly recommended.

Location: Situated within a popular residential area, the property itself is near to a local shop/post office and is also within easy walking distance of the centre of the historic market town of Oswestry. The town has an excellent range of shops, schools and



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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 expressively 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.

other amenities, whilst it 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 services links to Manchester and Birmingham whilst the town has an excellent bus service.

Accommodation

Partly glazed new composite door into.

Hallway: Radiator, thermostat, stairs to first floor landing and door off to.

Lounge: 14' 3'' x 11' 7'' (4.34m x 3.52m) (plus bay) Bay window to the front, TV point, 2 radiators and door to.

Kitchen/Diner: 14' 6'' x 8' 8'' (4.43m x 2.65m) Range of modern fitted base and eye level wall units with worktops over and inset stainless steel sink and drainer. Space for cooker, fridge freezer, dishwasher and washing machine. Baxi gas fired boiler(less than two years old), radiator, wood effect flooring, part tiled walls, understairs cupboard and glazed uPVC doors to rear gardens.

Stairs to First Floor Landing: Airing cupboard with slatted shelves, access to loft space and doors off to.

Bedroom One: 11' 9'' x 8' 7'' (3.57m x 2.61m) Built in wardrobe, radiator brand new carpet.

Bedroom Two: 9' 7'' x 8' 6'' (2.91m x 2.60m) Radiator and brand-new carpet.

Bedroom Three: 8' 10'' x 5' 10'' (2.69m x 1.79m) (max - includes cupboard) Over stairs storage cupboard, radiator brand new carpet.

Bathroom: 5' 8'' x 5' 5'' (1.73m x 1.66m) Panel bath with mixer shower over, pedestal wash hand basin and low-level flush W.C. Partly tiled walls, wood effect flooring, radiator and an extractor fan.

Garage: 17' 0'' x 9' 1'' (5.18m x 2.76m) Detached garage with an up and over door to driveway, pedestrian door to side. Lights and power facilities laid on. Offering potential to be used as a workshop, home gym or peaceful workspace.

Outside: The rear garden is mainly laid to lawn with a patio area off the rear of the property and a pathway leading off to the front. Surrounded by hedgerows and fencing.

Services: We are informed that the property is connected to mains gas, water, electricity and drainage.

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

EPC Rating: EPC Rating - 72 'C'

Council Tax Band: Council tax band C.

Local Authority: Shropshire Council Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. 0345 678 9000 .

Directions: From Oswestry town centre proceed south along Salop Road and turn left at the crossroads onto Middleton Road. Continue straight ahead over the first mini roundabout and past the convenience store on the left hand side. Head straight over the second mini round about. Carry on along Cabin lane, after a short distance turn left onto the small cul-de-sac opposite Ascot Road. The property can be identified on the left.

What 3 words: ///prune.narrate.appear













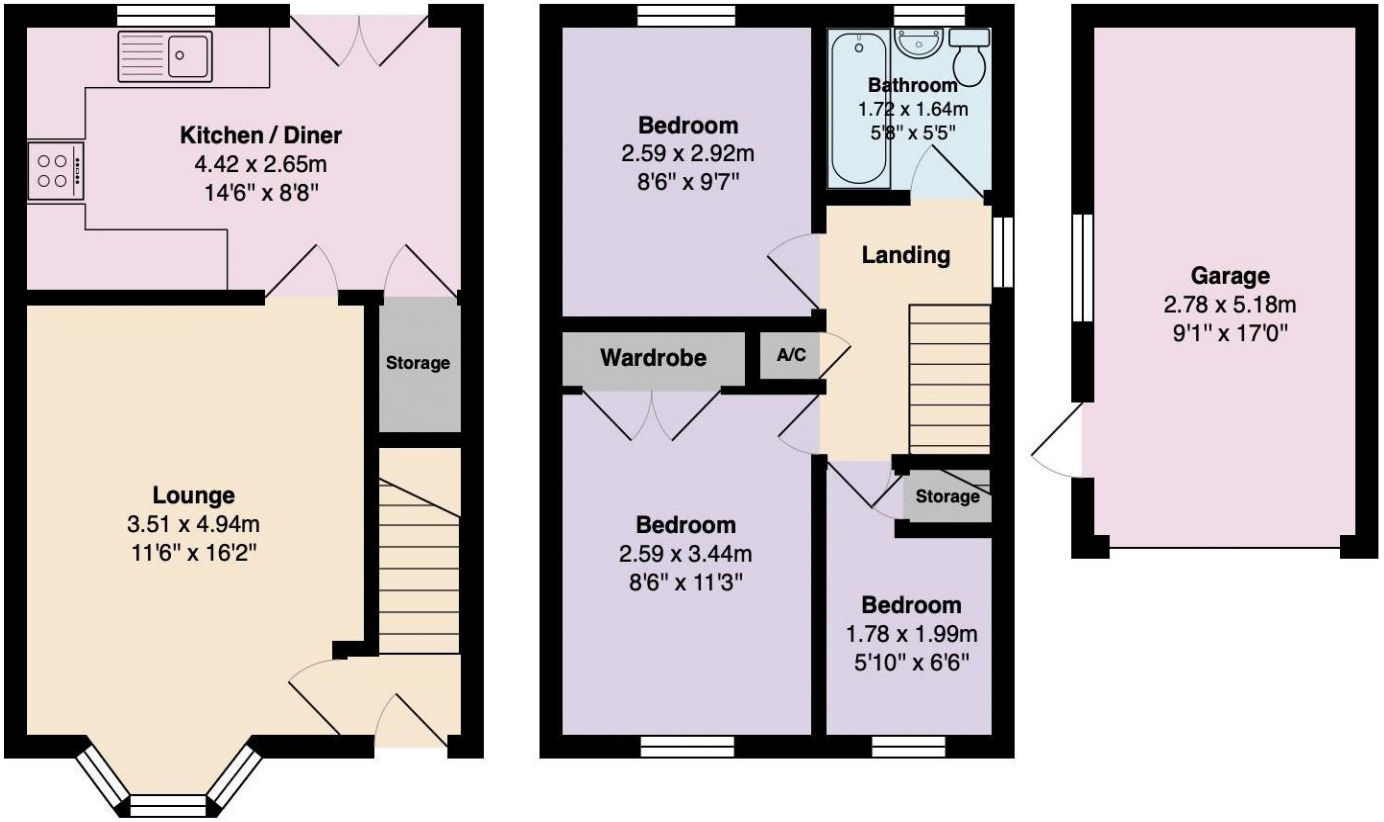




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Total Area: 79.0 m² ... 850 ft²

All measurements are approximate and for display purposes only

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