Asking Price £249,995

2 Bridgewater Street, Ellesmere, SY12 0GD

3 Bedrooms

2 Bathrooms

BOWEN

PROPERTY SINCE 1862

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General Remarks

A three-bedroom semi-detached house with carport and parking, enclosed rear garden. Conveniently located within walking distance of Ellesmere town centre and local amenities.

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: Radiator matwell, thermo control.

Living Room: 14' 3'' x 12' 0'' (4.34m x 3.65m) Under stairs store cupboard, radiator.

Breakfast Kitchen: 12' 4'' x 12' 0'' (3.76m x 3.65m) Wood effect flooring, range of fitted wall cabinets and matching base units to include built-in wine rack. Worktop surface and upstands. Built-in double electric oven, halogen hob with splash back and extractor hood above. 1.5 stainless steel sink and drainer with mixer tap, Integrated refrigerator/freezee, space for dishwasher. Patio doors onto garden.

Utility Area: Wood effect flooring, wall cupboard housing gas boiler, base unit with worktop surface and upstand above, space and plumbing for washing machine.

Cloakroom: 6' 4'' x 5' 5'' (1.94m x 1.64m) Wood effect flooring, pedestal wash hand basin with tile splash, low level flush wc., 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 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.

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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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RICS Regulated by RICS

Stairs to First Floor and Landing Area: Access to roof space.

Bedroom One: 9' 8'' x 8' 11'' (2.95m x 2.71m) Built-in sliding mirror door wardrobe to one wall, radiator.

Ensuite Shower Room: 8' 8'' x 3' 10'' (2.63m x 1.18m) Vinyl flooring, pedestal wash hand basin, low level w.c, walk-in fully tiled double shower cubicle with mains fed shower, heated towel rail.

Bedroom Two: 10' 2'' x 8' 7'' (3.11m x 2.61m) Radiator.

Bedroom Three: 6' 10'' x 6' 6'' (2.08m x 1.98m) Built-in store cupboard, radiator.

Bathroom: 5' 4'' x 7' 3'' (1.62m x 2.20m) Wood effect vinyl flooring, panel bath with shower attachment over and shower screen, low level flush wc, pedestal wash hand basin, heated towel rail, partly tiled walls, extractor fan.

Outside: The front of the property is approached over a concrete slab pathway enclosed by a small, mature hedge and some mature shrubs. To the side is tarmac drive providing parking with carport beyond. A side gate leads to the enclosed rear garden which is mainly laid to lawn with a concrete slab patio area. External wall tap

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

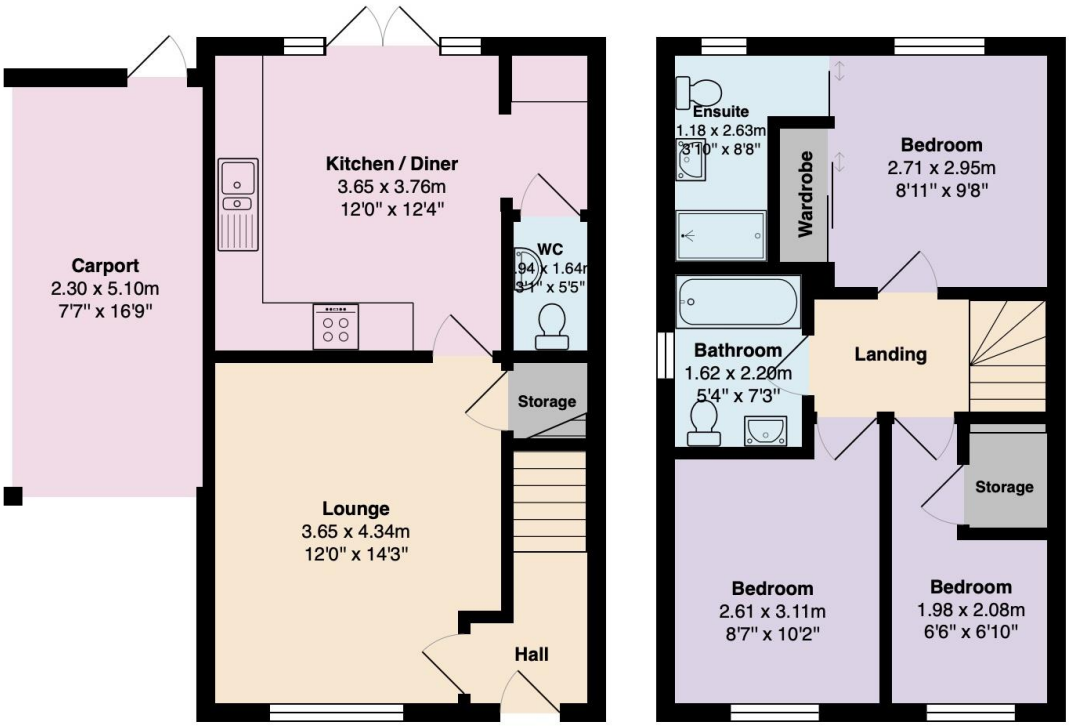
Council Tax Band 'C' EPC Rating 78|C

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: From the Agent's office in The Square continue left along Scotland Street and proceed over the mini roundabout signposted for Whittington & Oswestry. At the traffic lights turn left signposted 'Canal Wharf' continue straight ahead taking the second turning left into Bridgewater Street where the property can be identified on the right handside by the agents for sale board.

2, Bridgewater Street, Ellesmere, SY12 0GD



Total Area: 78.5 m² ... 845 ft² (excluding carport)

All measurements are approximate and for display purposes only

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