

BOWEN

PROPERTY SINCE 1862



Asking Price £159,995

35 Cross Street, Ellesmere, SY12 0AW

🛏 2 Bedrooms

🚿 1 Bathroom

35 Cross Street, Ellesmere, SY12 0AW



General Remarks

Two-bedroom terrace house with courtyard and enclosed elevated garden area. Occupying a prominent position close to the Town Centre, Mere and Cremorne Gardens. Internal inspection is highly recommended.

Location: The property enjoys a convenient location within walking distance of the town centre and amenities. Ellesmere is an established tourist and market town with an excellent range of shops, schools and other amenities and also renowned for its meres and waterways. Easy access to the A5/A483 providing direct routes to the towns of Oswestry, Shrewsbury, Telford, Wrexham and the City of Chester. The nearby train station at Gobowen provides links to Manchester and Birmingham.



Accommodation

Partly Glazed Entrance Door:

Living Room: 13' 7" x 12' 11" (4.13m x 3.94m) Matwell. Stove set in ingle on a raised tiled hearth, radiator.

Breakfast Kitchen: 15' 1" x 12' 3" (4.59m x 3.73m) Tile floor. Range of fitted matching base units with worktop surface over, stainless steel sink unit and drainer, dual fuel cooker, spaces for appliances to include washing machine and refrigerator. Partly tiled walls, radiator, fitted walls shelves. Wall mounted 'Worcester' gas boiler. Stable style door leading outside.

Stairs to First Floor & Landing Area: Walk-on glass floor panel, Sky light and radiator.

Bedroom One: 13' 7" x 12' 11" (4.13m x 3.94m) Radiator.

Bedroom Two: 11' 11" x 7' 4" (3.63m x 2.24m) Radiator.

Bathroom: 7' 2" x 5' 11" (2.19m x 1.81m) Vinyl pattern tile effect flooring, timber panel bath with shower attachment over, pedestal wash hand basin with tile splash, low level flush w.c, partly tiled walls, heated towel rail and sky light.



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.

Outside: At the rear of the property is a small, enclosed courtyard decking area, outside wall tap. Brick store shed. No:35 has the benefit of an elevated south facing private garden area which is mainly laid to lawn with gravel stone pathway and borders housing a variety of established shrubs and flowering plants. Timber frame gazebo style seating area. A pedestrian right of way leads to the front of Cross Street.

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

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

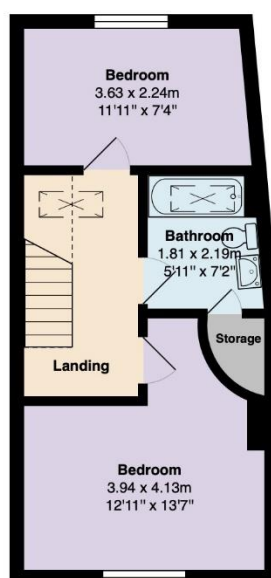
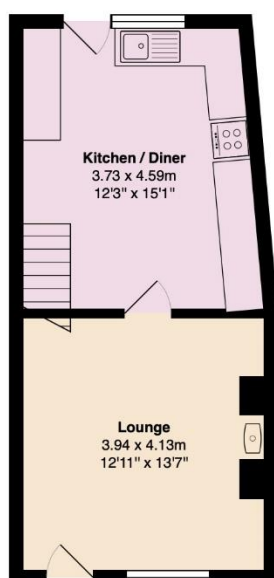
Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Council Tax Band 'A' - EPC Rating 66|D:

Directions: From the town centre proceed toward the small roundabout on Cross Street and number 35 can be identified on the left handside by the agents for sale board.



35, Cross Street, Ellesmere, SY12 0AW



Total Area: 68.1 m² ... 733 ft²

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