

Halls ¹⁸⁴⁵



38 WATERGATE STREET

| ELLESMERE | | SY12 0EU



An attractive period town cottage, conveniently positioned within the centre of Ellesmere. The accommodation is well presented and arranged over two floors, combining traditional character with practical modern living and extending to approximately 678 sq ft.

Offers in the region of £180,000



- Period Town Cottage
- Character Features
- Well Presented
- Rear Courtyard
- Rear Driveway Parking
- No Onward Chain

DESCRIPTION

Halls are delighted with instructions to offer 38 Watergate Street in Ellesmere for sale by private treaty, with the benefit of no onward chain.

38 Watergate Street is an attractive period town cottage, conveniently positioned within the centre of Ellesmere. The accommodation is well presented and arranged over two floors, combining traditional character with practical modern living and extending to approximately 678 sq ft.

To the rear is a compact enclosed courtyard providing useful outdoor space, together with the particular benefit of off-road driveway parking accessed from the rear.

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SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

SITUATION

The property is situated on Watergate Street, within comfortable walking distance of Ellesmere town centre. Ellesmere is a popular North Shropshire market town offering a good range of independent shops, cafés, public houses, schools, medical facilities and everyday services.

The town is surrounded by attractive countryside and is particularly well known for its meres, including The Mere, as well as nearby stretches of the Shropshire Union Canal. Road connections provide access towards Oswestry, Shrewsbury, Whitchurch, Wrexham and Chester.

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the third exit onto the A495 and continue for around 0.1 miles, take a right turn onto Watergate Street where, around 200ft later, the property will be situated on the Right and identified by a Halls "For Sale" board.



THE PROPERTY

The front door opens directly into a generous living room, which provides an inviting principal reception space with a sash-style window to the front elevation and a recessed fireplace forming a natural focal point. The room offers ample space for both sitting and occasional dining furniture, whilst an opening to the rear creates an easy flow into the adjoining kitchen/breakfast room.

The kitchen/breakfast room is fitted with a range of matching wall and base units with work surfaces over, incorporating an inset sink and space for a range of appliances. There is sufficient room for a breakfast or dining table, whilst a rear-facing window and external door provide good natural light and direct access to the courtyard. The staircase rises from this part of the house to the first-floor accommodation.

On the first floor, the principal bedroom is particularly well proportioned and benefits from a front-facing sash-style window. The second bedroom is positioned to the rear and would suit use as a guest bedroom, child's room or home office. The accommodation is completed by a bathroom fitted with a modern white suite including bath with shower over, wash basin and WC.

OUTSIDE

To the rear of the property is a compact enclosed courtyard, offering a practical and low-maintenance outside space. The courtyard provides sufficient room for a small table and chairs and is well suited to outdoor dining or simply sitting out during the warmer months.



A pedestrian gate leads from the courtyard towards the rear access, where the property benefits from off-road driveway parking. This is an especially useful feature for a centrally positioned period cottage and adds considerably to the practicality of the home. The rear setting is enclosed by a mixture of brick walling and neighbouring buildings, creating a private and sheltered feel.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LISTING & CONSERVATION AREA

We are advised that the property is Grade II listed and falls within the town's conservation area.

LOCAL AUTHORITY

Shropshire Council

COUNCIL TAX

The property is presently utilised as a holiday let and, thus, no council tax is payable.

VIEWINGS

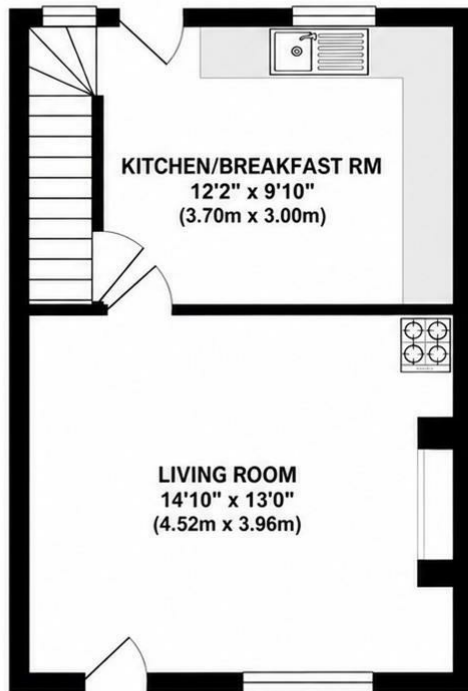
By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

Approximate Area

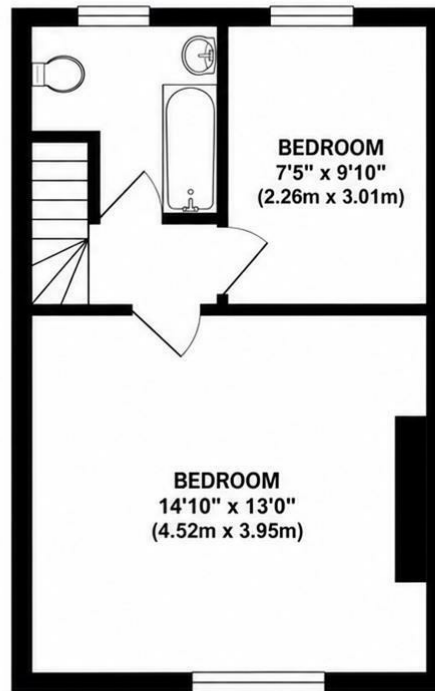
Ground Floor	31.49 sq m (338.92 sq ft)
First Floor	31.49 sq m (338.92 sq ft)

Total Floor Area 62.97 sq m (677.85 sq ft) approx.

For identification only - Not to scale

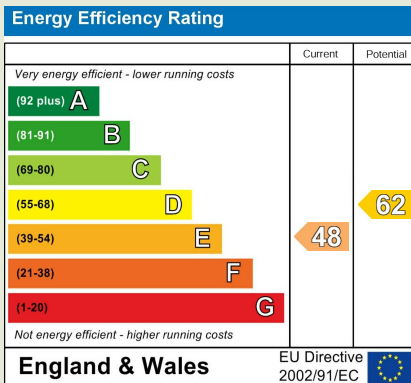


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards (IPMS2 Residential). Although every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Produced for Halls. REF: 1263457



Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.



ELLESMERE SALES

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5. Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 7. We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. 8. We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.

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