

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £995

58 Tetchill Brook Road, Ellesmere, SY12 0FJ

 3 Bedrooms

 2 Bathrooms

58 Tetchill Brook Road, Ellesmere, SY12 0FJ



General Remarks

Detached three-bedroom house
Enclosed rear walled garden
Off road parking and integral garage
Cul-de-sac location close to local amenities
EPC Rating 82|B Council Tax Band 'C'
Holding Deposit £229.00 Deposit £1,148.00

Three-bedroom detached house conveniently located within walking distance of the town centre and local amenities offering a corner plot location with garage, off road parking and an enclosed rear walled garden. The property also benefits from uPVC double glazing and gas central heating.

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

Entrance Porch:

Entrance Hall: Wood effect flooring, radiator.

Lounge: 16' 2" x 10' 4" (4.93m x 3.15m) Radiator.

Cloakroom: Wood effect flooring, low level w.c., wash hand basin with tile splash, radiator, extractor fan.

Kitchen/Dining Area: 18' 9" x 7' 9" (5.72m x 2.37m)
Wood effect flooring.

Kitchen: Range of fitted wall cabinets with matching base units with worktop surface above, partly tiled walls. 1.5 stainless steel sink unit and drainer with mixer tap, built-in electric fan assisted oven with 4 ring gas hob and stainless-steel splash and cooker hood. Space for refrigerator/freezer, wall mounted 'ideal' gas boiler enclosed by wall cabinet.



Dining Area: French doors opening onto the rear garden, radiator.

First Floor and Landing Area: Built-in store cupboard.

Bedroom 1: 14' 2" x 9' 9" (4.32m x 2.98m) Radiator.

Ensuite Shower Room: Tile effect flooring. Fully tiled shower cubicle with shower fed from mains, pedestal wash hand basin with tile splash, low level w.c., radiator.

Bedroom 2: 11' 4" x 8' 9" (3.45m x 2.67m) Radiator.

Bedroom 3: 9' 8" x 8' 0" (2.95m x 2.43m) Radiator.

Family Bathroom: 8' 9" x 5' 7" (2.67m x 1.70m) Tile wood effect flooring, matching suite comprising: panel bath with tile surround, pedestal wash hand basin with tile splash, low level w.c., extractor fan.

Outside: The property enjoys a corner plot location with the benefit of a side gate providing access in the to wall enclosed rear garden. To the front of the house is a tarmac drive providing parking with concrete slab pathway and side gravel area offering further parking if required. The rear garden has a lawn area with bark borders with some shrubs. Patio area with a timber perspex roof gazebo, outside wall tap and outside lighting.

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steeped in heritage
with a forward
thinking outlook.

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tenancy

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Garage: 14' 10" x 8' 1" (4.51m x 2.47m) Up and over door, power and light laid on.

Directions: From the agent's office in The Square continue left along Scotland Street and proceed over the roundabout signposted for Whittington & Oswestry. At the traffic lights turn left signposted Canal Wharf. Continue straight ahead taking the third turning right into Tetchill Brook Road where after a short distance No. 58 can be found on the right handside identified by the agents for let board.

Tenure: We understand the property is freehold.

EPC Rating 82|B

Council Tax Band 'C'

Holding Deposit £229.00

Deposit £1,148.00

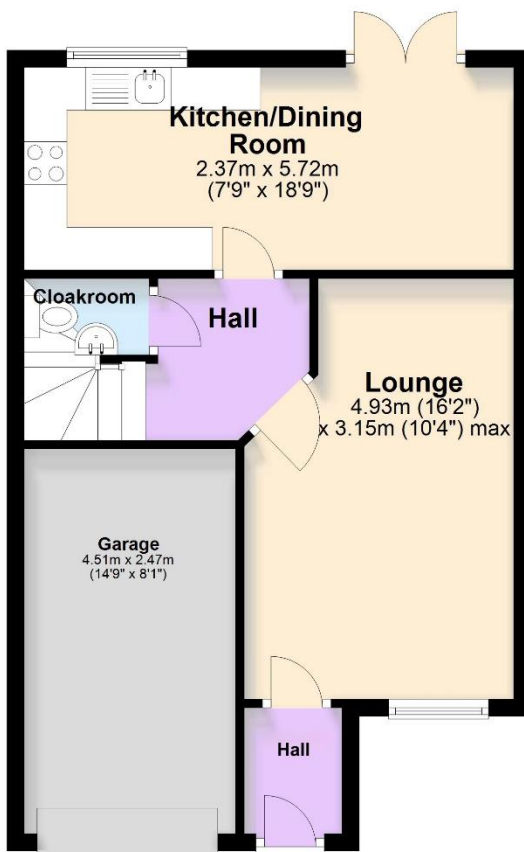
Viewing Information: For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

Further Information: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

Agent Note: The pictures are not current and were taken in 2024.

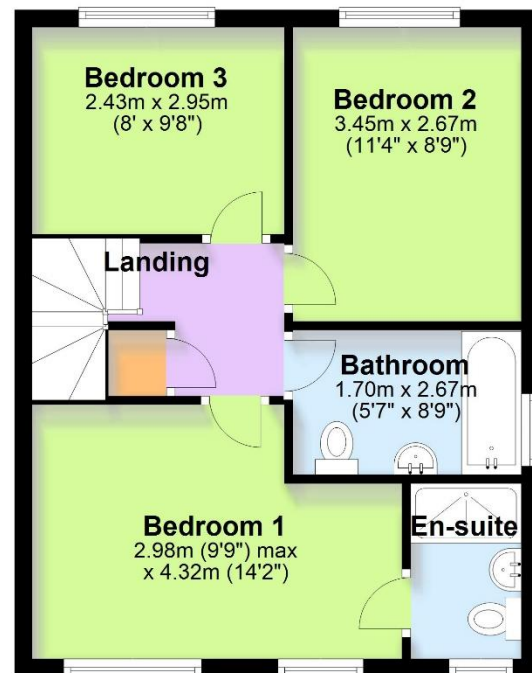
Ground Floor

Approx. 48.2 sq. metres (518.4 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.3 sq. feet)



Total area: approx. 90.5 sq. metres (973.7 sq. feet)

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.