



FOR SALE

Offers in the region of £285,000

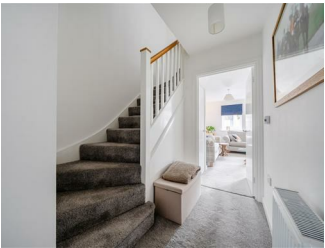
32 Bridgewater Street, Ellesmere, SY12 0GD

A recently constructed and immaculately presented three-bedroom semi-detached family home boasting over 1,000 sq ft of well proportioned living accommodation, alongside much improved gardens and ample driveway parking; enviably situated within a select development on the perimeter of Ellesmere.



Oswestry (8 miles), Shrewsbury (16 miles) and Chester (25 miles).

(All distances approximate)



- Recently Constructed
- Impeccably Presented
- Master with En-Suite
- Over 1,000 sq ft
- Driveway Parking
- Attractive Gardens

DESCRIPTION

Halls are delighted with instructions to offer 32 Bridgewater Street in Ellesmere, for sale by private treaty.

32 Bridgewater Street was initially constructed in 2024 and, as such, retains a portion of the NHBC warranty. The property has been carefully maintained by the current vendors who have added a number of stylish decorative improvements and boasts well proportioned living accommodation which extends to over 1,000 sq ft, whilst offering a particularly sociable and family-friendly arrangement.

The property boasts ample driveway parking to the side of the property and enjoys much improved rear gardens which have been attractively landscaped by the current vendors to now offer a paved patio area which leads on to an expanse of lawn retained within maturing borders.

SITUATION

32 Bridgewater Street is situated within a select development of homes within walking distance to the centre of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 17 miles to the south and provides further recreational, educational, and cultural attractions.

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.

THE PROPERTY

The property is principally accessed via a covered external porch which opens into an Entrance Hall, from where stairs rise to the first floor and a door leads immediately to the left into a useful Cloakroom. Turning right, one enters a stylish Kitchen/Breakfast Room which features a modern selection of fitted units, these complemented by a window which overlooks the front elevation and planned space for breakfast or dining furniture.

Double doors open from the Kitchen into a generously proportioned Living Room, this also accessible via the Entrance Hall, which affords the property a wonderfully sociable and family friendly feeling. The Living Room provides ample space for a variety of furnishings and is lit by a window which looks onto the manicured rear gardens, with patio doors which exit onto the same.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



Stairs rise to a first floor landing with recessed storage cupboard, from where doors provide access into three well-proportioned Bedrooms, with Bedroom One boasting an adjoining En-Suite Shower Room. Bedrooms Two and Three are served by a well appointed Family Bathroom which features an attractive white suite comprising a panelled bath, low-flush WC, and pedestal hand basin.

OUTSIDE

The property is accessed onto a paved driveway situated to the side of the home, this flanked to one side by attractively maintained easy-care front garden intersected by a paved walkway.

The rear gardens have been the subject of much improvement and now stand as a wonderful accompaniment to the home, with an expanse of well-tended lawn retained within maturing planted borders. Positioned immediately beyond the patio doors, and allowing for a seamless transition between the internal and external elements of the home, is a paved Indian sandstone patio which represents an ideal space for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
- Entrance Hall:
- Kitchen/Dining Room: 4.86m x 3.05m
- Living: 5.24m x 4.04m
- Cloakroom:
- First Floor -
- Bedroom One: 4.52m x 2.91m
- En-Suite:
- Bedroom Two: 3.28m x 3.01m
- Bedroom Three: 3.82m x 2.24m
- Family Bathroom:

W3W

///instant.seatbelt.party

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street until reaching a roundabout, here take the first exit onto Willow Street and continue until reaching a further mini-roundabout where the second exit leads onto Scotland Street. Continue along Scotland Street and, at the traffic lights, turn left onto Canal Way. Shortly after passing Tesco supermarket, turn left onto Bridgewater Street and follow the road round to the right, where number 32 is positioned on the right.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity, and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in band 'C' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

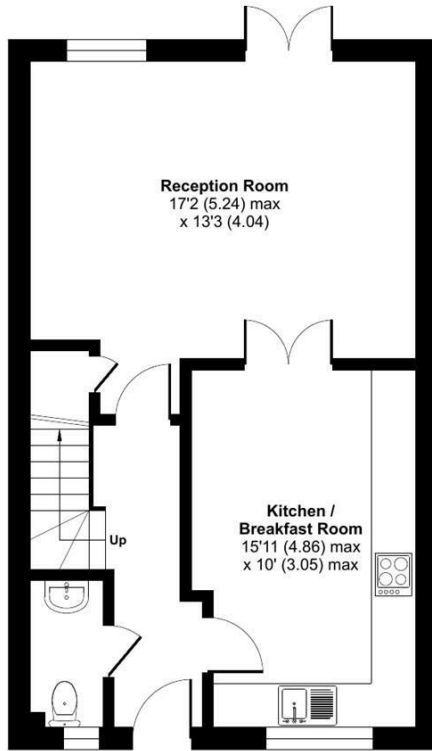
We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

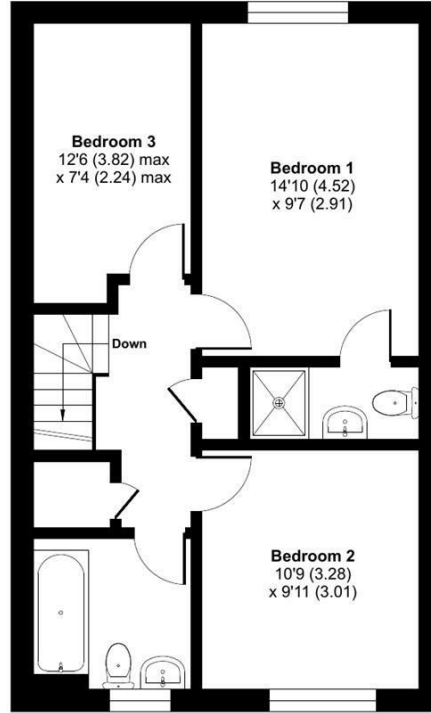
VIEWINGS

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

Approximate Area = 1020 sq ft / 94.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

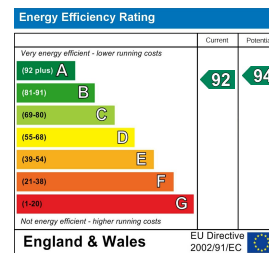


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2026. Produced for Halls. REF: 1463926

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. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

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