



## 6 Aston Way, Oswestry, SY11 2XY

Offers in the Region of **£ 205,000**



**Bedrooms: 2 Bathrooms: 1. Receptions: 1**

Nestled in the desirable SY11 2XY postcode, this inviting two-bedroom semi-detached home offers comfortable living at an attractive price of £205,000. Spanning 570 sq ft, this property boasts a single reception room, a well-appointed kitchen, and a family bathroom, complemented by a garage, driveway, and a pleasant garden. With mains gas heating and UPVC doors and windows throughout, this home is ready to welcome its new occupants.

Upon entering through the UPVC glass panel front door, you are greeted by the bright **Entrance Hall** (1.16m x 1.55m) with its practical wood flooring. This space leads seamlessly into the heart of the home.

The bright **Reception Room** (2.81m x 4.54m) is located at the front of the property, featuring front aspect windows that fill the space with natural light. A comfortable fitted carpet and a radiator ensure a warm and inviting atmosphere for relaxation and entertaining.

To the rear, the modern **Kitchen** (3.76m x 3.08m) is a true highlight, equipped with rear aspect patio doors and windows that offer views and access to the garden. This functional space includes a comprehensive range of eye and base units, a stainless steel sink unit with mixer tap, an integral dishwasher, fridge freezer, washing machine, electric hob and oven, and an extractor hood. The tiled floor, under-stairs cupboard, radiator with thermostatic valve, and ample worktops complete this well-designed area.

The **Stairs and Landing** benefit from a side aspect window and fitted carpet, leading to the first-floor accommodation.

**Bedroom 1** (3.57m x 3.08m) is a generously sized room with front aspect windows, a fitted carpet, and a radiator. Built-in cupboards and wardrobes provide excellent storage solutions, making this a peaceful retreat.

**Bedroom 2** (1.8m x 3m) features rear aspect windows, a radiator, built-in wardrobes, and a fitted carpet, offering a comfortable space with practical storage.

The contemporary **Bathroom** (2.07m x 1.85m) is fitted with rear aspect obscured glass windows, tiled floor and walls, a hand wash basin, a low-level WC, a bath with a shower over, and a heated towel rail, providing a spa-like feel.





Externally, the property benefits from a well-maintained **Front Garden** which includes a driveway and a single garage with electric and power, offering ample parking and storage. Side access leads to the secure **Rear Garden**, featuring both a lawn and a patio area, perfect for outdoor living and al fresco dining.

This home also benefits from UPVC doors and windows, mains gas heating, and mains electricity and water supplies. The council tax band is 'A'.

This property presents an excellent opportunity to acquire a comfortable home in a convenient location. A viewing is highly recommended to appreciate all it has to offer.

Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless 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.



Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.



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