



BOWEN

PROPERTY SINCE 1862

Asking Price £425,000

2 Lime Close, Ellesmere, SY12 9PD

🛏 4 Bedrooms 🚿 2 Bathrooms

2 Lime Close, Ellesmere, SY12 9PD

General Remarks

Immaculately presented spacious four bedroom detached house with a detached double garage & off road parking. Occupying a well-appointed large corner plot in a much sought after location within walking distance of the Town Centre & local amenities.

Location: The market town of Ellesmere hosts a range of local shops, a larger supermarket, post office and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College.

The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.



Accommodation

Covered Entrance Porch with exterior wall light:

Partly Glazed Entrance Door:

Entrance Hall: Attractive patterned tile floor, radiator.

Cloakroom: 5' 11" x 3' 9" (1.80m x 1.14m) Attractive patterned tile floor, low level flush w.c, vanity sink unit, partly tiled walls, radiator.

Snug/Study: 9' 7" x 9' 0" (2.93m x 2.74m) Wood effect flooring, radiator.

Lounge: 15' 7" x 14' 2" (4.76m x 4.32m) Dual aspect windows. Coving to ceiling, radiator.

Dining Room: 11' 5" x 10' 0" (3.48m x 3.06m) Wood effect flooring. Coving to ceiling, radiator. Patio doors opening onto patio area.

Breakfast Kitchen: 16' 7" x 12' 0" (5.06m x 3.66m) Ceramic tile floor. Linear kitchen comprising base units with worktop surface and upstands above, integrated appliances to include dishwasher, refrigerator, built-in electric fan assisted double oven, 5 ring gas hob with glass splash back and extractor hood over. Stainless steel sink with mixer tap, radiator. Half glazed door to outside.

Utility Room: 9' 0" x 8' 11" (2.74m x 2.71m) Ceramic tile flooring. Range of fitted base units with worktop surface and upstands above. Spaces for refrigerator, washing machine and dryer. Radiator.

Staircase to First floor & Landing Area: Access to loft space.

Bedroom One: 15' 9" x 12' 8" (4.79m x 3.85m) Dual aspect windows, two double built-in wardrobes, radiator.

Fully Tiled En-suite Shower Room: Tile flooring. Fully tiled shower cubicle, pedestal wash hand basin, low level flush w.c, heated towel rail & extractor fan.

Bedroom Two: 13' 2" x 9' 0" (4.02m x 2.74m) Built-in double wardrobe and a built-in cupboard with shelving, radiator.

Bedroom Three: 11' 7" x 10' 6" (3.54m x 3.21m) Built-in double wardrobe, radiator.

Bedroom Four: 9' 8" x 9' 0" (2.94m x 2.74m) (max) Built-in wardrobe, radiator.

Fully Tiled Family Bathroom: Matching suite comprising 'P' shape bath with shower and shower screen above, vanity sink unit incorporating low level flush w.c., wall mirror, heated towel rail.

Outside: The house is approached over a block pave drive providing ample parking and access to the garage. No: 2 occupies a good size corner plot with the garden to the front and side open plan mainly laid to lawn with a variety of mature trees and shrubs. There is access all around the property via two side gates. The enclosed rear garden is predominantly laid to lawn with patio area off which is electric awning above patio doors. Outside tap and external lighting.

Detached Double Garage: 19' 1" x 16' 6" (5.81m x 5.04m) Electrically operated door with side personnel door. Power and light available.

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

EPC Rating 70|C Council Tax Band 'E':

Directions: Proceed out of the town along Trimpley Street (B5068) sign posted Dudleston Heath. After a passing the Primary School on the left take the next left in Cherry Drive after a short distance take the







Total area: approx. 169.4 sq. metres (1823.8 sq. feet)

All measurements are approximate & for display purposes only.
Plan produced using PlanUp.