

BOWEN

PROPERTY SINCE 1862



Asking Price £224,995

19 The Hawthorns, Ellesmere, Shropshire, SY12 9ER

🏠 3 Bedrooms

🚿 2 Bathrooms

19 The Hawthorns, Ellesmere, Shropshire, SY12 9ER



General Remarks

Recently constructed 3 bedroom Semi-detached house with parking. The property enjoys a convenient location within Ellesmere with the benefit of an enclosed rear garden, gas central heating & double glazing throughout.

Location: Located in the market town of Ellesmere in the heart of what is known as 'Shropshire's Lake District'. Ellesmere itself is a thriving market town with a comprehensive range of shops and amenities and idyllic surroundings for recreational use. Excellent Primary and Secondary schools along with the renowned Ellesmere College. Easily accessible to the larger towns of Oswestry, Wrexham, Shrewsbury along with the City of Chester. Good road links from the A5 to the motorway network. Nearby Gobowen has a main line train station with direct links to Birmingham and beyond.

Accommodation

Partly Glazed Entrance Door:

Entrance Hall: Wood effect flooring, radiator.

Cloakroom: Wood effect flooring, low level flush wc, pedestal wash hand basin, radiator, extractor fan.

Kitchen: 9' 10" x 8' 1" (3.00m x 2.47m) Wood effect flooring, fitted base & eye level wall units with granite effect work tops, Inset, 1.5 bowl stainless steel sink & drainer, integrated oven with gas hob and extractor hood above, space and plumbing for washing machine, dishwasher and fridge freezer, radiator, spotlights to ceiling.

Lounge / Dining Room: 14' 8" x 15' 5" (4.48m x 4.70m) Wood effect flooring, partly panelled walls, understairs storage cupboard, radiator, glazed UPVC doors into rear garden.

Stairs to First Floor & Landing Area: Two built in storage cupboards.

Bedroom One: 9' 10" x 8' 10" (3.00m x 2.70m) Built in wardrobe, radiator.

Bedroom Two: 12' 8" x 8' 2" (3.86m x 2.50m) Access to loft space, radiator.

Bedroom Three: 7' 0" x 6' 11" (2.14m x 2.10m) Radiator.

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Your home may be repossessed if you do not keep up repayments on your mortgage

Bathroom: 6' 7" x 6' 3" (2.00m x 1.90m) Wood effect flooring, panel bath with mixer shower above, pedestal wash hand basin, low level flush wc, heated towel rail, extractor fan, spotlights to ceiling.

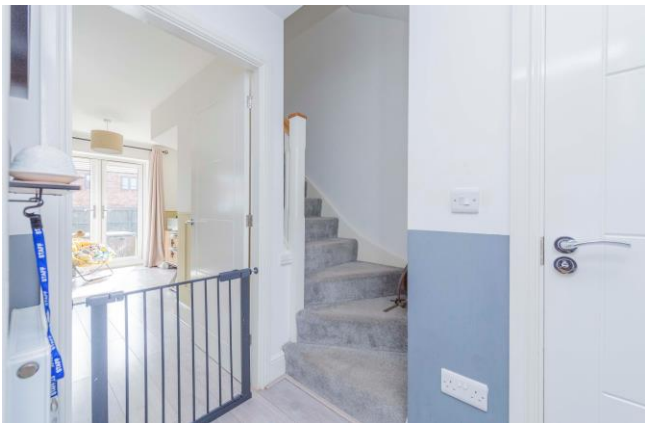
Outside: The property is approached over a concrete slab pathway leading to the front entrance door, there is a small lawned area to the front and a tarmac drive to the side providing ample parking. A timber gate provides access to the enclosed rear garden. The garden to rear is mainly laid to lawn with a small patio area.

Council Tax Band 'C' EPC Rating 83|B:

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

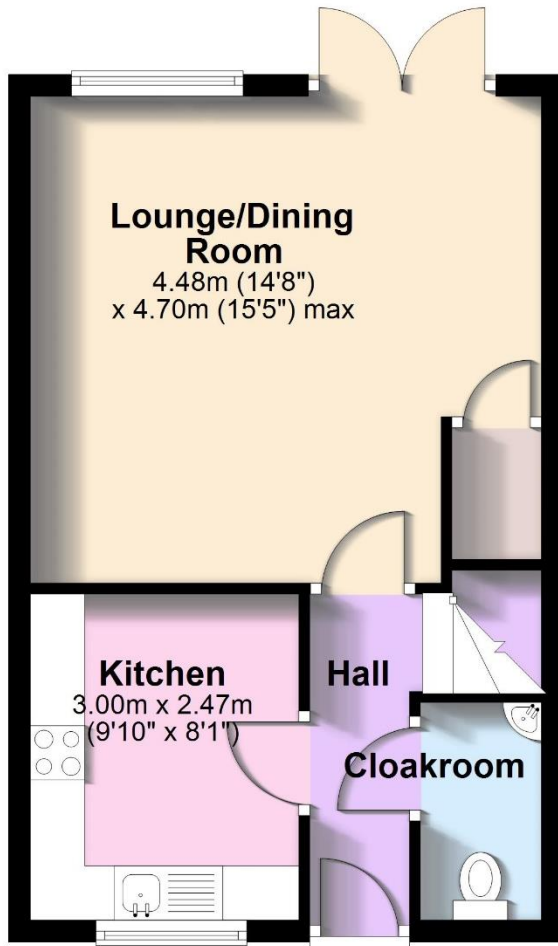
Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 678 9000

Directions: From the Ellesmere proceed out of the town along the B5068 sign posted Dudleston Heath/St Martins. After passing the primary school on the left take the second turning left into Bramble Ridge after a short distance no:19 The Hawthorns will be identified on the left handside by the agents for sale board



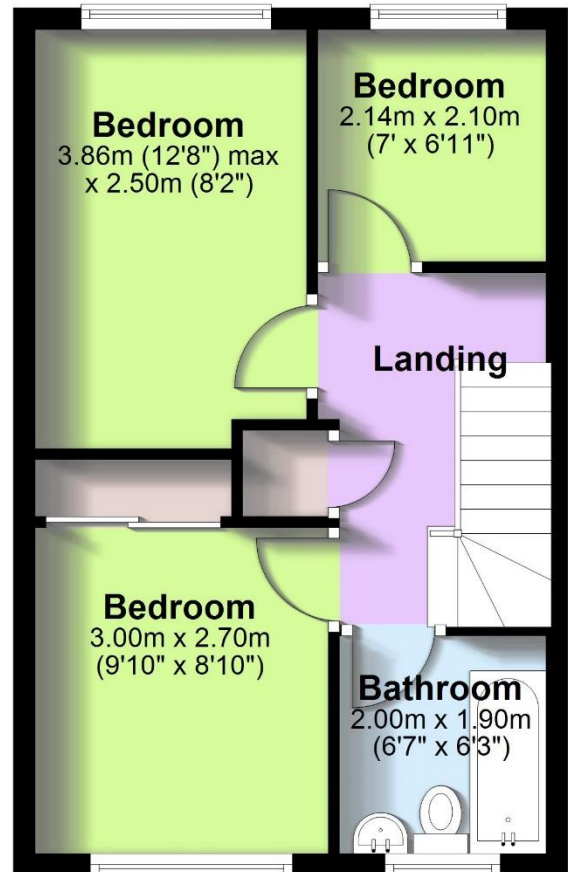
Ground Floor

Approx. 36.2 sq. metres (390.1 sq. feet)



First Floor

Approx. 35.6 sq. metres (383.5 sq. feet)



Total area: approx. 71.9 sq. metres (773.6 sq. feet)

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

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.

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