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The Hawthorns
Ellesmere, SY12 9ER

£215,000

GetAnOffer







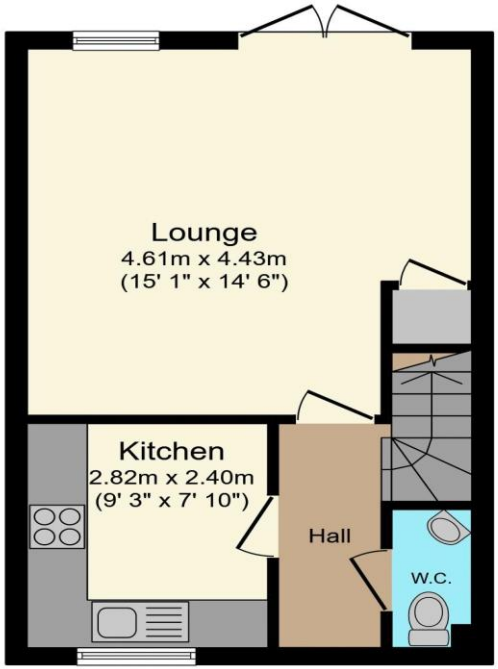


MAIN FEATURES:

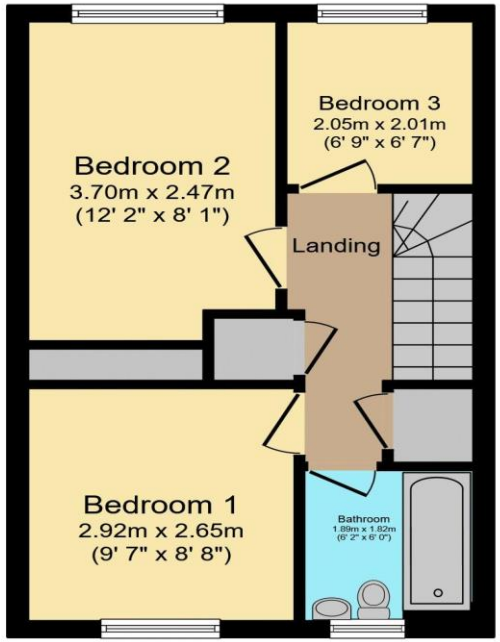
- **Well Presented Semi Detached House Benefitting from No Forward Chain**
- **Modern Fitted Kitchen**
- **Good Size Lounge/Diner**
- **Three Bedrooms & Family Bathroom/WC**
- **Well Maintained Rear Garden with Pergola**
- **Off Road Parking Space**
-

Situated on the sought-after The Hawthorns development in the picturesque market town of Ellesmere, this well-presented three-bedroom semi-detached home offers modern living in a convenient and family-friendly location. Available chain free, the property is ideal for first-time buyers, growing families or those looking to downsize. The accommodation comprises a welcoming entrance hall, a contemporary fitted kitchen with ample storage and workspace, and a spacious lounge/dining room providing the perfect setting for both everyday living and entertaining. To the first floor are three well-proportioned bedrooms and a family bathroom/WC. Outside, the property enjoys a beautifully maintained rear garden, complete with an attractive pergola creating an ideal space for outdoor dining and relaxation. An off-road parking space adds further practicality.

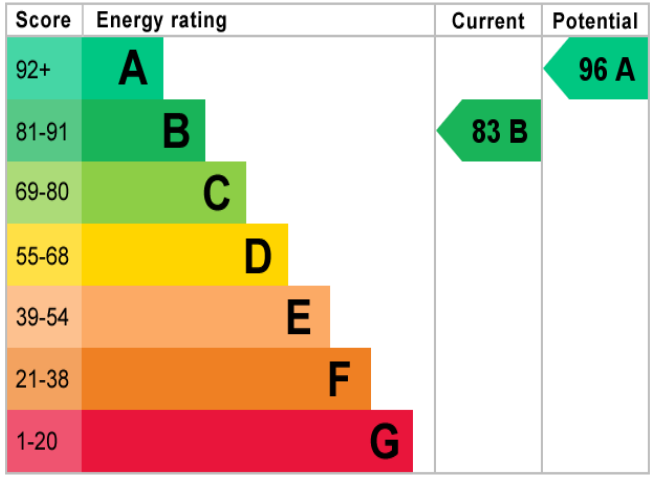
The Hawthorns is ideally positioned within easy reach of Ellesmere's independent shops, supermarkets, cafés and restaurants, together with excellent primary and secondary schools. The town is renowned as the gateway to Shropshire's Lake District, offering scenic meres, canals and countryside walks, perfect for outdoor enthusiasts. Excellent road links provide convenient access to Oswestry, Shrewsbury, Wrexham and Chester, while nearby Gobowen railway station offers direct services to Birmingham and beyond, making this an excellent location for commuters.



Ground Floor
Floor area 33.4 sq.m. (359 sq.ft.) approx



First Floor
Floor area 33.4 sq.m. (359 sq.ft.) approx



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for GetAnOffer. Powered by www.focalagent.com

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.
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We're Open:
8am – 8pm 7 days a week

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