BOWEN

PROPERTY SINCE 1862



Offers in the Region Of £320,000

7 McCreadie Drive, Ellesmere, SY12 0FW

3 Bedrooms

2 Bathrooms

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

General Remarks

A three bedroom detached house with garage situated within a new development on the periphery of the popular lakeside market town of Ellesmere. The accommodation briefly comprises Entrance Hall, Living Room, Kitchen/Dining Area, Utility, Cloakroom, Three Double Bedrooms with En-suite to the Principal and Family Bathroom. Outside the property offers ample driveway parking with EV charging point and an enclosed rear garden. uPVC double glazed windows are provided throughout and the property is warmed by an air source heat pump.

Location: Situated within the market Town of Ellesmere, 'The Lake District of Shropshire', Oakmere Ridge is a short walk from the Shropshire Union Canal and the town centre, where there are an excellent range of local amenities, recreational facilities, and larger supermarkets. Ellesmere offers both primary schools and secondary schools as well as the renowned Ellesmere College. The town is also ideally located for access to the larger towns of Oswestry and Shrewsbury as well as the cities of Wrexham and Chester. The nearby village of Gobowen provides a main line train station with direct services to Chester, Birmingham and Liverpool.

Accommodation

Covered Porch: With partially glazed front door into:

Entrance Hall: With radiator, stairs to the first floor and door into:

Living Room: 13' 7" x 11' 10" (4.14m x 3.60m) With uPVC window to the front elevation and two radiators. Door into:

Kitchen/Diner: 18' 0" x 11' 2" (5.48m x 3.40m) Comprising a modern range of wall and base units with worktops over with matching upstands. Inset sink with mixer tap, integrated electric oven and hob with extractor hood above and integrated fridge/freezer. French doors

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 expressively 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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leading off the dining area onto the patio, tiled flooring, spotlights to ceiling, radiator, built-in storage cupboard and door into:

Utility Room: 7' 11'' x 6' 9'' (2.41m x 2.05m) With a continuation of the tiled floor, wall and base cupboards matching the kitchen with work surfaces over, matching upstands and inset single drainer stainless steel sink with mixer tap. Space and plumbing for a washing machine and tumble dryer, door to the side elevation and further door to:

Cloakroom: 5' 10'' x 5' 5'' (1.79m x 1.65m) Comprising low level WC and pedestal wash hand basin with tiled splashback, continuation of tiled flooring and radiator.

First Floor Landing: With loft access, built-in storage cupboard, radiator and doors to:

Bedroom 1: 13' 7'' x 12' 2'' (4.14m x 3.70m) With mirror fronted built-in wardrobes, radiator, uPVC window to the front and door into:

En Suite Shower Room: 8' 4'' x 6' 4'' (2.53m x 1.94m) Comprising of a large glazed shower cubicle having mains fed shower and tiled walls, pedestal wash hand basin with tiled splash and low level flush WC. Tiled flooring and radiator.











Bedroom 2: 12' 2'' x 9' 1'' (3.70m x 2.78m) With mirror fronted built-in wardrobes, uPVC window to the rear and radiator.

Bedroom 3: 11' 3'' x 8' 0'' (3.43m x 2.44m) Radiator and uPVC window to the rear.

Bathroom: 8' 5'' x 5' 9'' (2.56m x 1.76m) Suite comprising panel bath with glazed screen and shower above, pedestal wash hand basin and low level flush WC. Tiled floor and partly tiled walls.

Garage: 16' 2'' x 7' 11'' (4.94m x 2.41m) With power and lighting laid on, up and over door to the front driveway and pedestrian door to the side.

Outside: The property is approached over a tarmacadam driveway with EV charging point providing ample parking with lawn area and shrub border to the sides. A gated path leads down the side of the property to the rear. The rear garden is fully enclosed and is predominantly laid to lawn with paved patio, gravelled area accommodating the air source heat pump and raised border.

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

Management Fee: The property is subject to an annual management fee of £165.00.

Services: We are advised that mains electricity, water and drainage are connected. Heating is provided via an air source heat pump.

Council Tax: Band 'D'

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND. Tel: 0345 6789000

EPC Rating: 83|B

Directions: From the Agent's office in The Square continue left along Scotland Street and proceed over the mini roundabout signposted for Whittington & Oswestry. At the traffic lights continue around to the right passing Lakelands school and the development will be located on the left hand side. Follow the road bearing left at the junction with Kettlemere Close and the property will be located on the left hand side.





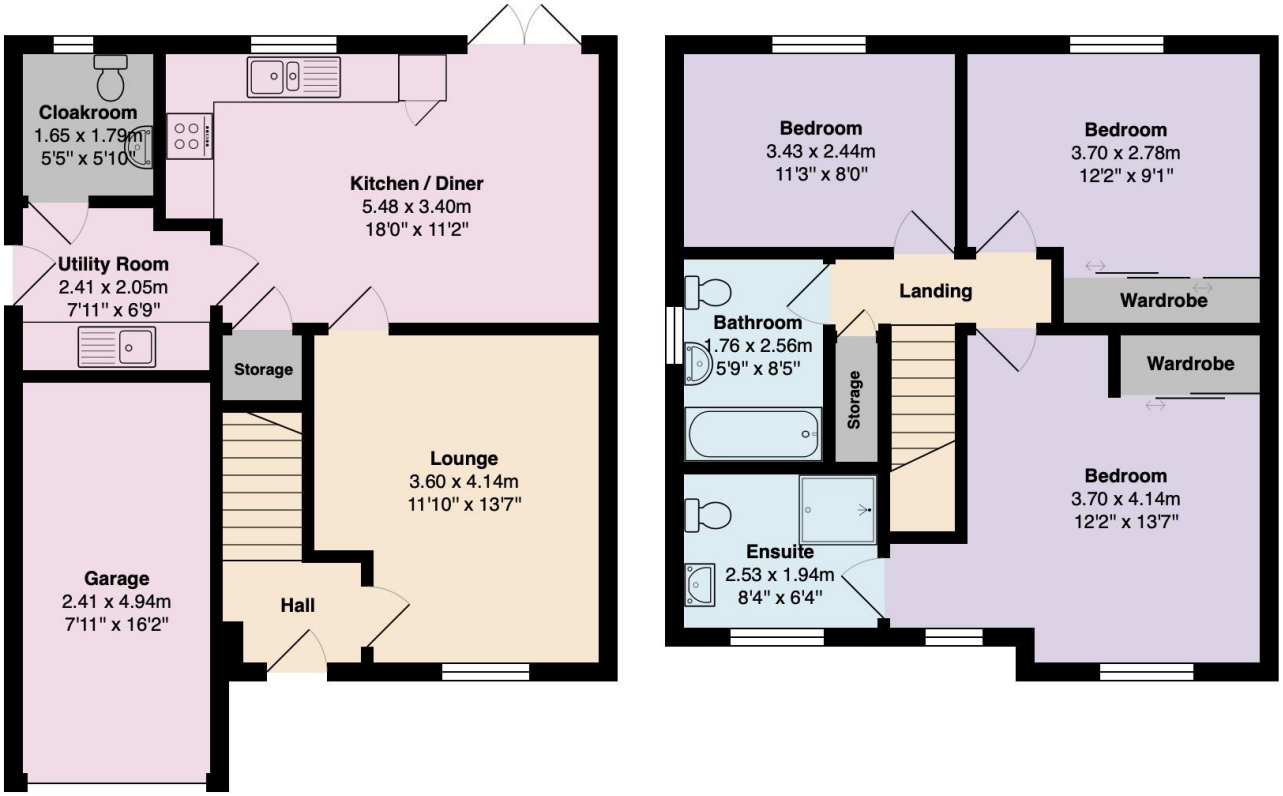




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Total Area: 101.0 m² ... 1087 ft² (excluding garage)

All measurements are approximate and for display purposes only

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