



BOWEN
PROPERTY SINCE 1862

Asking Price £249,995

4 Bridgewater Street, Ellesmere, SY12 0GD

🏠 3 Bedrooms

🚿 2 Bathrooms

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General Remarks

A three-bedroom semi-detached house with carport and parking, enclosed rear garden. Conveniently located within walking distance of Ellesmere town centre and local amenities.

Location: Situated within the Lakeland market Town of Ellesmere, promoting 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, Wrexham and Shrewsbury as well as being positioned on the main links to the motorway networks while the nearby village of Gobowen provides a main line train station with direct services to Chester, Birmingham and Liverpool.

Canopy Entrance Porch:

Partly Glazed Entrance Door:

Entrance Hall: Radiator, 'Danfoss programmer' for heating system

Living Room: 14' 4" x 12' 0" (4.37m x 3.67m)
Understairs store cupboard, radiator.

Breakfast Kitchen: 15' 7" x 12' 3" (4.75m x 3.74m) Vinyl flooring, range of fitted wall cabinets and matching base units with worktop surface above, 1.5 stainless steel sink and drainer with mixer tap, halogen four ring hob with splashback and extractor hood above, 'Hotpoint' electric fan assisted oven, integrated refrigerator/freezer, space for washing machine, radiator.

Utility Area: Vinyl floor, worktop with upstand, space for dryer, extractor fan, 'Baxi' boiler in cupboard.

Cloakroom: 5' 10" x 3' 2" (1.78m x 0.96m) Vinyl flooring, pedestal wash hand basin, low level flush wc.

Stairs to First Floor and Landing Area: Access to roof space.



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.

Bedroom One: 9' 8" x 9' 3" (2.95m x 2.82m) Built-in sliding mirror door wardrobe to one wall, radiator.

Bedroom Two: 9' 11" x 8' 6" (3.03m x 2.60m) Radiator.

Bathroom: 7' 3" x 5' 6" (2.20m x 1.67m) Wood effect vinyl flooring, panel bath with shower attachment and shower screen, low level flush wc, wash hand basin, heated towel rail, partly tiled walls.

Bedroom Three: 7' 1" x 6' 6" (2.17m x 1.99m) Built in store cupboard, radiator.

Outside: The front of the property is approached over a concrete slab pathway enclosed by a small, mature hedge. To the side is tarmac drive providing parking with carport beyond. A side gate leads to the enclosed rear garden which is mainly laid to lawn with a concrete slab patio area. External wall tap.

Tenure: We are informed that the property is freehold subject to 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 78|C Council Tax Band 'C':

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 turn left signposted 'Canal Wharf' continue straight ahead taking the second turning left into Bridgewater Street where the property can be identified on the right handside by the agents for sale board.

4, Bridgewater Street, Ellesmere, SY12 0GD



Total Area: 78.6 m² ... 846 ft² (excluding carport)

All measurements are approximate and for display purposes only



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steeped in heritage
with a forward
thinking outlook.

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