

# BOWEN

PROPERTY SINCE 1862



Offers in Excess of £215,000

10 Windlass Drive, Ellesmere, SY12 0FP

🏠 3 Bedrooms

🚿 2 Bathrooms

## 10 Windlass Drive, Ellesmere, SY12 0FP



### General Remarks

Three-bedroom end terrace three storey house with off road parking and low maintenance gardens. Situated in the popular lakeside market town of Ellesmere. The accommodation briefly comprises Entrance Hallway, Living Room, Kitchen/Diner, Cloakroom, Bedroom with En-Suite, two further Bedrooms & Family Bathroom.

**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.



### Accommodation

#### Partly Glazed Entrance Door:

**Entrance Hall:** Radiator, doors off to:

**Lounge:** 14' 9" x 11' 11" (4.49m x 3.62m) Radiator, understairs storage cupboard.

#### Inner Hallway:

**Cloakroom:** Pedestal wash hand basin with tile splash, low level flush w.c., radiator.

**Kitchen/Dining Room:** 11' 11" x 8' 10" (3.62m x 2.70m) Vinyl flooring. Range of fitted wall cupboards and matching base units with worktop surface and upstands above, 1.5 bowl stainless steel sink and drainer with mixer tap. Built-in double oven and ceramic hob with splashback and extractor hood above, spaces for refrigerator/freezer. Wall mounted 'Idea; Logic' gas boiler. French doors opening to outside.



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.

**Staircase to first floor and landing area:** Radiator.

**Bedroom Two:** 11' 11" x 10' 6" (3.62m x 3.19m)  
Radiator.

**Bedroom Three:** 11' 11" x 8' 10" (3.62m x 2.70m)  
Radiator.

**Bathroom:** 5' 7" x 8' 0" (1.71m x 2.43m) Matching suite comprising panelled bath with shower over and tiled surround, pedestal wash hand basin with tile splash, low level flush W.C and radiator.

**Staircase to Second floor Landing Area:**

**Bedroom One:** 17' 4" x 8' 6" (5.29m x 2.59m)  
Radiator.

**Ensuite Shower Room:** 11' 3" x 4' 11" (3.43m x 1.50m) Vinyl flooring. Fully tiled shower cubicle with mains fed shower, pedestal wash hand basin with tile splash, low level flush w.c. Radiator.

**Outside:** The property is approached over a tarmac driveway providing off road parking. Side access to the enclosed rear garden which is on two levels and has been designed with ease of maintenance in mind and provides ideal space for outdoor entertaining. Patio area with steps down to further garden space.

**Council Tax Band 'B' EPC Rating 77|C:**

**Tenure:** We understand the property is freehold with vacant possession upon completion.

**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

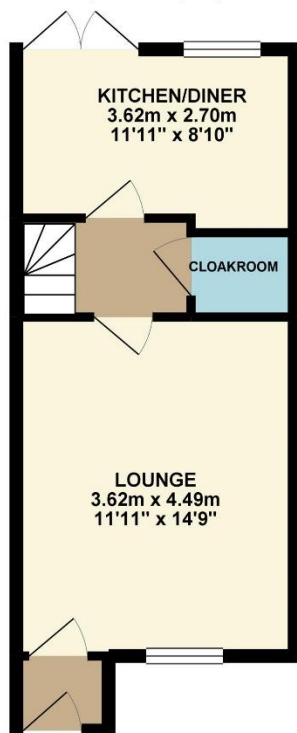
**Services:** We understand mains electricity, gas, water and drainage are connected.

**Directions:** From the agent's offices in The Square continue left along Scotland Street and proceed over the roundabout signposted for Whittington & Oswestry. At the traffic lights turn left into "Canal Wharf". Continue ahead taking the first turning right into Diamond Way and then left into Windlass Drive. After a short distance turn left hand turn into a small cul de sac where the property can be identified by the agents for sale board.

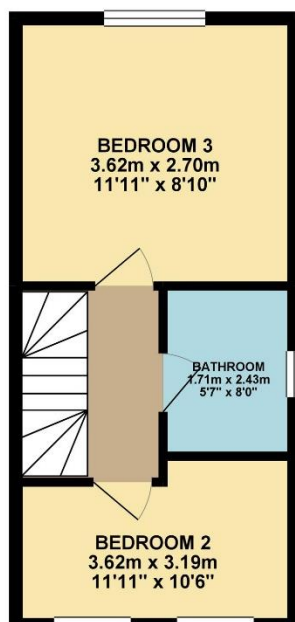
**Viewings & Further Information:** Viewings are strictly by appointment only through the sole selling agents Ellesmere Office. For further information or to book a viewing contact Ellesmere Office on (01691) 622534.

**NO ONWARD CHAIN**

GROUND FLOOR 29.78 sq. m.  
( 320.58 sq. ft. )



1ST FLOOR 28.61 sq. m.  
( 307.96 sq. ft. )



2ND FLOOR 19.99 sq. m.  
( 215.13 sq. ft. )



TOTAL FLOOR AREA : 78.38 sq. m. ( 843.67 sq. ft. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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steeped in heritage  
with a forward  
thinking outlook.

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