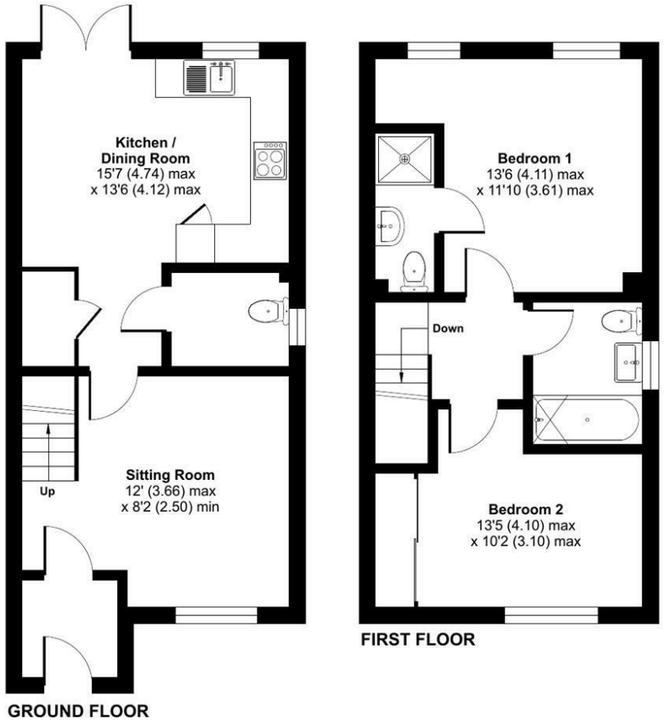
FOR SALE

58 McCreadie Drive, Ellesmere, SY12 0FW

Approximate Area = 767 sq ft / 71.2 sq m

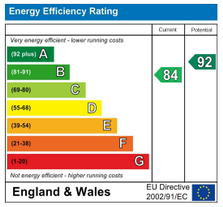
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1364868

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com

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FOR SALE

Offers in the region of £230,000

58 McCreadie Drive, Ellesmere, SY12 0FW

A recently constructed and impeccably presented two-bedroom semi-detached home boasting driveway parking, an en-suite to Bedroom One, and larger then expected gardens, situated within a brand new and well-regarded development on the edge of the north Shropshire town of Ellesmere.

FOR SALE

Oswestry (8 miles), Wrexham (12 miles), Shrewsbury (17 miles).

All distances approximate.

1 Reception Room/s

2 Bedroom/s

2 Bath/Shower Room/s

- **Recently Constructed**
- **Immaculately Presented**
- **Master with En-Suite**
- **Air Source Heat Pump**
- **Circa £7,000 of extras**
- **Modern edge of Town Development**

DESCRIPTION

Halls are delighted with instructions to offer 58 McCreadie Drive for sale by private treaty.

58 McCreadie drive is a recently constructed two-bedroom semi-detached home which enjoys around £7,000 of optional extras and has, since its initial completion, been lovingly maintained and enhanced by a range of decorative improvements, to now provide around 760 sq ft of thoughtfully designed and impeccably presented living accommodation arranged across two floors.

The property is complemented by gardens to both the front and rear, with the former of these comprising driveway parking for a number of vehicles, this flanked to one side by an area of shaped lawn positioned before open green space, affording the property a pleasant outlook to the front. To the rear are private and larger than might be anticipated gardens, these presently laid to lawns accompanied by a paved patio area.

SITUATION

MCreadie Drive forms part of a vibrant new development of high-calibre homes positioned within walking distance to the centre of Ellesmere, which boasts a range of day to day amenities, including Schools, Supermarket, Public Houses, Medical Facilities, Restaurants, and a range of independent Shops. whilst remaining within within a easy reach of the larger market towns of Oswestry and Whitchurch, both of which offer a more comprehensive range of amenities. The county centre of Shrewsbury lies around 19 miles to the south and provides further recreational, educational, and cultural attractions.

SCHOOLING

Within a comfortable proximity are a number of well-regarded state and private schools including Ellesmere Primary School, Ellesmere College, Lakelands Academy, The Maelor School, The Madras School, Shrewsbury School, Shrewsbury High School, The Priory, Prestfelde Prep., Packwood Haugh, Adcote School for Girls, and Morton Hall.

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street and, when reaching a roundabout, take the first exit onto Willow Street, continuing until a further roundabout, where the second exit leads on to Scotland Street. Continue along Cross Street and, at the traffic light, turn right to remain on this road where, after around 0.5 miles, a left hand turn lead on to McCreadie Drive, where the property will be located on the right.

W3W

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THE PROPERTY

The property is principally access from the front into an Entrance Porch, ideal for storing shoes and coats; this opening into a well proportioned Sitting Room where stairs rise to the first floor and a window overlooks the front onto open green space. A further door opens from the Sitting Room into a Kitchen/Dining Room which spans the entire width of the home and serves as a particularly sociable space, with a range of modern fitted units complemented by planned space for seating and patio doors which exit directly onto the gardens. The ground floor accommodation is completed by a Cloakroom with pedestal hand basin and low-flush WC.

Stairs rise to the first floor landing, where doors open into two generously sized Bedrooms, each comfortably able to accommodate double beds and with Bedroom One enjoying an adjoining En-Suite Shower Room which boasts a modern white suite. Bedroom Two is served by a family Bathroom, again featuring a modern fitted suite, and integrated wardrobes.

OUTSIDE

The property is approached over a tarmac driveway with ample space for at least two vehicles and a fitted EV charging point, this flanked to one side an area of lawn and bordered by a paved walkway which leads to the front door.

The rear gardens are larger than might be anticipated for a property of this nature and, with further areas of lawn and a paved patio area, provide an easily maintainable space ideal for younger families, as well as a blank canvas for those seeking a more elaborate outdoor space.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Porch:
Sitting Room: 3.68m x 2.50m
Kitchen/Dining Room: 4.74m x 4.12m
Cloakroom:

- First Floor -
Bedroom One: 4.11m x 3.61m
En-Suite:
Bedroom Two: 4.10m x 3.10m
Family Bathroom:

SERVICES

We understand that the property will have the benefit of mains Electricity, Water and Drainage.

Heating is provided by an air-source heat pump.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND

COUNCIL TAX

The property is shown as being within council tax band C on the local authority register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.