

# BOWEN

PROPERTY SINCE 1862



Asking Price £169,995

18 Canal Way, Ellesmere, SY12 0FE

🏠 2 Bedrooms    🚿 2 Bathrooms

## 18 Canal Way, Ellesmere, SY12 0FE

### General Remarks

Spacious two bedroom property, benefiting from garage, off road parking and enclosed rear garden. Situated on a popular residential development within walking distance of the town centre and local amenities of the popular North Shropshire Market town of Ellesmere.

**Location:** The property enjoys a convenient location in the North Shropshire lakeside town of Ellesmere, within walking distance of an excellent range of local retail shops and amenities as well as larger supermarket stores. Ellesmere is ideally situated for access to the larger towns of Oswestry, Wrexham, Shrewsbury as well as the City of Chester. The nearby A5 gives access links to the motorway network beyond and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.

### Accommodation

#### **Canopy Entrance Porch with Entrance Door :**

**Entrance Hall:** matwell, radiator. Stairs to first floor and landing area.

**Landing Area:** Built-in storage cupboard with shelves also housing a 'Potterton' wall mounted gas boiler.



**Open Plan Living/Dining/Kitchen:**

**Living/Dining Room:** two radiators, TV and telephone points.

**Kitchen:** Tile effect flooring. Range of fitted wall cupboards and matching base units/drawers with built-in wine rack. Worktop surface and upstands. 1.5 stainless steel sink unit and drainer. Built-in electric fan assisted oven with 4 ring halogen hob, stainless steel splash back and slide out extractor hood above. Spaces for washing machine and refrigerator/freezer.

**Bedroom One:** Radiator, TV socket point.

**En-suite Shower Room:** Vinyl flooring. Fully tiled double shower cubicle with sliding shower door and 'Aqualisa' electric shower. Pedestal wash hand basin with tile splash and wall mirror above. Shaver point, extractor fan, radiator. Low level w.c.,

**Bedroom Two:** Radiator.

**Bathroom:** Vinyl flooring. Panel bath with shower attachment, low level w.c., pedestal wash hand basin with tile splash and wall mirror above, shaver point., radiator and extractor fan.

**Outside:** There is a tarmac drive to the front of the property providing off road parking and access to the garage. A side gate leads to the enclosed rear garden which is mainly laid to lawn with borders housing a variety of flowering plants and shrubs. Small patio area and outside tap.

**Garage:** 'up and over' door. Concrete base, power and light laid on. Walk-in store cupboard. Half glazed door to the rear garden.

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

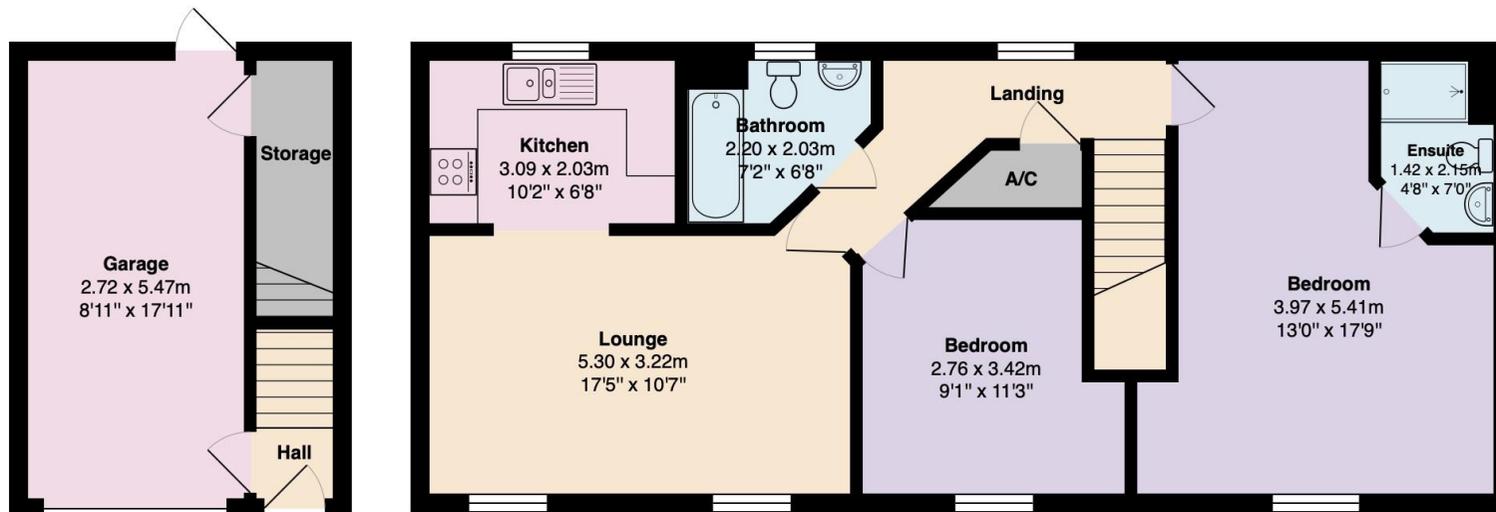
**Council Tax Band 'A' EPC Rating 77|C:**

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000

**Directions:** From the town centre proceed along Scotland Street out of the town to the traffic light, turn left and continue for short distance. No:18 will be identified on the right handside by the agents for sale board.



18, Canal Way, Ellesmere, SY12 0FE



Total Area: 93.6 m<sup>2</sup> ... 1007 ft<sup>2</sup>

All measurements are approximate and for display purposes only