

**BOWEN**

PROPERTY SINCE 1862



Monthly Rental Of £1,100

38 Hillcrest, Ellesmere, SY12 0LJ

 4 Bedrooms

 3 Bathrooms

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### General Remarks

Detached 4 bedroom house with integral garage  
Enclosed rear garden and ample off-road parking  
uPVC double glazing, gas central heating and solar panels

EPC Rating 62|D Council Tax Band E

Holding Deposit £276.00 Deposit £1384.00

**Location:** The market town of Ellesmere hosts a range of local shops, a larger supermarket, post office, banks and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.



### Accommodation

**Entrance Door into Entrance Hall:** Understairs storage cupboard, wood effect laminate flooring, thermostat room control, radiator.

**Lounge:** 14' 8" x 11' 0" (4.46m x 3.35m) Wood effect laminate flooring, bay window, triple centre light fitting, TV point, radiator. Coal effect gas fire set on a marble style hearth with wooden surround and mantel. Partly glazed double doors leading to:

**Dining Room:** 9' 10" x 9' 6" (2.99m x 2.89m)  
Continuation of laminate flooring, triple centre light fitting, radiator. Sliding patio doors onto decking and rear garden.

**Kitchen:** 11' 7" x 9' 9" (3.53m x 2.97m) Wood effect vinyl flooring, grey matching wall and base units with marble effect work top above and breakfast bar, AEG single oven with AEG four ring gas hob above with integrated extractor hood, 1.5 stainless steel sink unit and drainer with mixer taps, spot lights to ceiling, radiator.



**Utility Room:** 6' 1" x 5' 3" (1.85m x 1.60m)  
Continuation of wood effect vinyl flooring, grey matching wall and base units, stainless steel sink and drainer, plumbing and space for washing machine, 'Worcester' gas boiler, half glazed uPVC door to outside, radiator.

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

**Spindle Staircase to First Floor Landing Area:**  
Airing cupboard housing cylinder and slatted shelves.

**Bedroom 1:** 13' 7" x 11' 7" (4.13m x 3.54m)  
Wardrobes to one wall, TV point, radiator.

**Ensuite Shower Room:** Glazed shower cubicle with shower off mains, low level w.c., pedestal wash hand basin with tile splash, shaver light, wall mirror, extractor fan, towel rail, radiator.

**Bedroom 2:** 12' 11" x 9' 3" (3.93m x 2.83m)  
Radiator.

**Ensuite Shower Room:** Glazed shower cubicle with shower off mains, low level w.c., pedestal wash hand basin, extractor fan, radiator.

**Bedroom 3:** 10' 9" x 9' 8" (3.28m x 2.94m) Radiator.

**Bedroom 4:** 9' 4" x 9' 4" (2.85m x 2.84m) Radiator.



**Family Bathroom:** Panel bath, pedestal wash hand basin, low level w.c., partly tiled walls, extractor fan, radiator.

**Outside:** To the front the property is approached off a tarmac driveway providing ample parking with access to the single garage. In addition there is a stone area with a variety of shrubs. The rear garden, accessed from the side via a timber gate, is mainly laid to lawn stretching to around the left-hand side of the property, with a large patio area leading from the dining room providing great entertaining space. The garden is bordered by timber fencing and a range of shrubs and hedging.

**Tenure:** We are informed the property is freehold.

**EPC Rating 62|D Council Tax Band 'E'**

**Holding Deposit £276.00**

**Deposit £1384.00**

**Directions:** From the agent's office in The Square proceed along Cross Street to the mini roundabout then take the third exit right into Talbot Street and turn immediately left onto Swan Hill. Take the third turning left into Hillcrest following the road into the development keeping to the right. Proceed around to the right and after a short distance the property can be identified on the right-hand side.

**Viewing Information:** For further information or to arrange a viewing please contact the Ellesmere office on (01691) 622 534.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The Dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.



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.