

# BOWEN

PROPERTY SINCE 1862



Offers in Excess of £224,500

20 Diamond Way, Ellesmere, SY12 0FH

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🛏 3 Bedrooms

🚿 2 Bathrooms

# 20 Diamond Way, Ellesmere, SY12 0FH

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## General Remarks

Immaculately presented three-bedroom mid-terrace house situated in the popular lakeside market town of Ellesmere. The property is maintained to a high standard with viewings recommended.. Still under NHBC warranty.

**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.

**Lounge:** 14' 8" x 11' 10" (4.48m x 3.61m) Coving to ceiling, radiator, understairs store cupboard.

### Inner Hallway:

**Cloakroom:** 4' 4" x 3' 8" (1.32m x 1.11m) Wood effect flooring. Pedestal wash hand basin with tile splash, low level flush w.c., radiator. Matching wall lights.

**Kitchen/Diner:** 11' 10" x 7' 7" (3.61m x 2.32m) Wood effect flooring. Range of fitted wall cabinets with matching base unit with worktop surface above, 1.5 stainless steel sink unit and drainer, integrated dishwasher. Partly tiled walls, cupboard housing wall mounted 'Ideal Logic' gas boiler. Built-in electric fan assisted oven with 4 ring gas hob above with stainless steel splashback and extractor hood above. Spaces for appliances to include washing machine and refrigerator/freezer. Radiator. French doors opening onto rear garden.

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

**Bedroom Two:** 11' 10" x 8' 10" (3.61m x 2.69m) Radiator.

**Bedroom Three:** 11' 10" x 7' 7" (3.61m x 2.32m) Radiator.



**Bathroom:** 7' 11" x 5' 7" (2.42m x 1.71m) Wood effect flooring. Matching suite comprising panel bath with tiled surround, pedestal wash hand basin with tile splash, low flush w.c., radiator.

**Staircase to second floor and landing area:** Built-in store cupboard.

**Bedroom One:** 13' 1" x 8' 4" (4.00m x 2.54m)  
Matching wall lights, radiator.

**Ensuite Shower Room:** 12' 0" x 5' 0" (3.66m x 1.53m) Wood effect flooring. Fully tiled shower cubicle with mains fed shower, pedestal wash hand basin with tile splash, low flush w.c., radiator, extractor fan. Sky Light.

**Outside:** The front of the property is open plan with two allocated parking spaces and a small side area housing shrub. The enclosed rear garden has an astro turf seating area providing low maintenance with raised slate covered area with tub housing a variety of plants. Rear access gate.

**EPC Rating 84|B Council Tax Band 'B':**



**Tenure:** The property is understood to be freehold with vacant possession upon completion.

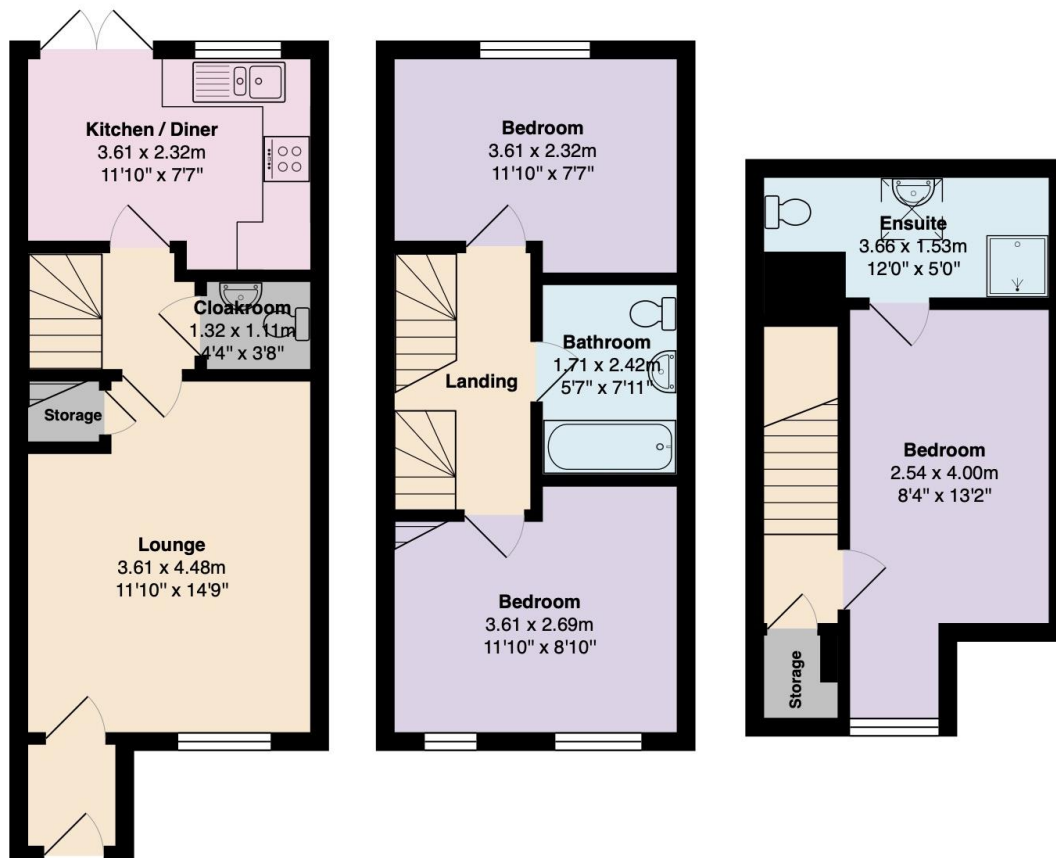
**Local Authority:** Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

**Services:** Mains electricity, gas, water and drainage are understood to be connected.

**Directions:** From the agent's office in The Square continue left along Scotland Street and proceed over the roundabout signposted for Whittington & Oswestry. At the traffic lights turn left signposted Canal Wharf. Continue straight ahead taking the first turning right into Diamond Way continue for a short

distance where No. 20 can be identified by the agents' For Sale board on the right handside.

**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.



Total Area: 87.2 m<sup>2</sup> ... 938 ft<sup>2</sup>

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.