

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £1,000.00

34 Bridgewater Street, Ellesmere, SY12 0GD

🛏 3 Bedrooms

🛁 2 Bathrooms

34 Bridgewater Street, Ellesmere, SY12 0GD



General Remarks

Three Bedroom Semi-Detached House

Enclosed Rear Garden

Off Road Parking

Cul-de-sac location close to local amenities

Council Tax Band 'C' EPC Rating 92/A

Holding Deposit £230.00 Deposit £1153.00

Three bedroom semi-detached house situated in a popular residential development within walking distance of the town centre which enjoys a range of local amenities. The property benefits from UPVC double glazing, gas central heating, enclosed rear garden and off-road parking.



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.

Entrance Hall: UPVC entrance door with glazed panel, wood effect LVT flooring, 'HIVE' wall mounted thermostat, radiator.

Cloakroom: Wood effect LVT flooring, low level w.c., pedestal wash hand basin with tile splash back, stainless steel heated towel rail, spotlights to ceiling, extractor fan.

Kitchen: 16' 0" x 10' 0" (4.87m x 3.06m) Wood effect LVT flooring. Range of matching wall and base units with worktop surface and upstands above, 1.5 stainless steel sink and drainer with mixer tap, 'Zanussi' induction hob with splashback and 'Zanussi' extractor hood above, 'Zanussi' fan assisted double oven, 'Zanussi' integrated appliances to include washing machine, dishwasher, and refrigerator/freezer. Spotlights to ceiling, extractor fan and radiator. Double doors into:



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.

Living Room: 17' 3" x 13' 3" (5.25m x 4.04m) Wood effect LVT flooring, UPVC patio to rear elevation, two radiators. Understairs storage cupboard.

Stairs to First Floor & Landing Area: 'HIVE' wall mounted thermostat. Storage cupboard.

Bedroom One: 14' 10" x 9' 7" (4.51m x 2.91m) Radiator.

Ensuite- Shower room: 7' 10" x 3' 5" (2.40m x 1.03m) Wood effect LVT flooring. Fully tiled shower cubicle with shower fed from mains, pedestal wash hand basin with tiled splash back, low level w.c, heated towel rail, spotlights to ceiling, extractor fan.

Bedroom Two: 10' 10" x 9' 11" (3.29m x 3.01m) Radiator.

Bedroom Three: 12' 6" x 7' 4" (3.82m x 2.23m) Radiator.

Bathroom: 7' 0" x 6' 9" (2.14m x 2.06m) Wood effect LVT flooring. Panel bath with mixer tap and electric 'Mira Vie' shower above, shower screen, pedestal wash hand basin with tiled splash, low level w.c, heated towel rail, partly tiled walls, spotlights to ceiling, extractor fan.

Outside: To the front the property lies a bark area with shrubs, pavement leading to a canopy covered entrance with an outside light and double socket. To the side is a brick paved driveway with access to the

rear garden which is mainly laid to lawn with small patio area. Outside tap.

Directions: Directions: From the agent's office in The Square proceed along Scotland Street over the roundabout to the traffic lights, turn left on to Canal Way after short distance take the 4th turning left into Bridgewater Street, proceed along Bridgewater Street and take the first right, the property will be identified by the agents to let board on the right handside

Council Tax Band 'C' EPC Rating 92|A

Tenure: We are informed that the property is freehold.

Holding Deposit £230.00: Deposit £1153.00:

Viewing and Further Information: For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

Agent Note: The photographs are not current and were taken in September 2024.

: 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.





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with a forward
thinking outlook.

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