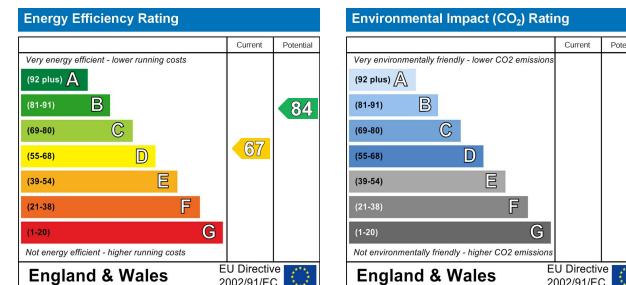


**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

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.



14 Watergate Street, Ellesmere, SY12 0EU

A conveniently situated three-bedroom home benefitting from well proportioned living accommodation and rear gardens, centrally positioned within the heart of the lakeland town of Ellesmere.



01691 622602

**Ellesmere Sales**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)

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

All distances approximate.

- Three Bedrooms
- Kitchen/Breakfast Room
- Rear Gardens
- Parking Nearby
- External Store
- Town Centre Location

**DESCRIPTION**

14 Watergate Street occupies a particularly convenient position within the heart of the lakeland town of Ellesmere, and enjoys easy access to the town's many amenities, which include Schools, Supermarkets, Public Houses, Restaurants, Medical Facilities, and a range of independent Shops, whilst retaining a useful proximity to the larger towns of Oswestry and Whitchurch which provide a wider range of facilities. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and feature a more comprehensive offering of amenities, including cultural and artistic attractions.

The property enjoys a selection of well proportioned rooms which are ideally suited to families and arranged across two floors, these comprising, on the ground floor, an Entrance Hall, Kitchen/Dining Room, and Living Room, together with, to the first floor, three Bedrooms and a family Bathroom.

Notably, to the rear of the property, are gardens which enjoy a broadly southerly aspect, whilst featuring an expanse of lawn and seating areas.

**THE ACCOMMODATION COMPRISES**

- Ground Floor -
  - Entrance Hall:
  - Living Room: 4.78m x 3.72m
  - Kitchen/Breakfast Room: 3.15m x 3.55m
- First Floor -
  - Bedroom One: 2.87m x 3.55m
  - Bedroom Two: 2.87m x 3.15m
  - Bedroom Three: 2.16m x 2.60m
  - Family Bathroom:

**HOLDING DEPOSIT**

A holding deposit equal to one week's rent will be due upon application.

**SECURITY DEPOSIT**

A security deposit equal to five weeks' rent will be due to be held by the DPS.

**TERMS**

The property will be offered on an initial

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

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

**SERVICES**

We understand that the property benefits from mains water, drainage, electric, and gas.

**VIEWINGS**

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

