

BOWEN

PROPERTY SINCE 1862



Asking Price £289,995

4 Lime Close, Ellesmere, SY12 9PD

🏠 3 Bedrooms 🚿 2 Bathrooms

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General Remarks

Immaculately presented well appointed three bedroom detached house with integral garage occupying a much sought after location within walking distance of the Town Centre & local amenities.

Location: The market town of Ellesmere hosts a range of local shops, a larger supermarket, post office 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

Partly Glazed Entrance Door :

Entrance Hall: Wood effect flooring, radiator.

Cloakroom: 5' 8" x 2' 6" (1.73m x 0.76m) Wood effect flooring, vanity sink unit, low level flush wc, radiator.



Lounge: 13' 3" x 13' 3" (4.04m x 4.04m) Bay window. Wood effect flooring and coving to ceiling. Coal effect electric fire set on a marble hearth and inset with surround and mantel, radiator.

Dining Room: 10' 8" x 8' 2" (3.26m x 2.49m) Wood effect floor and coving to ceiling, radiator.

Garden Room with bi-folding doors : 14' 11" x 8' 3" (4.55m x 2.52m) Wood effect flooring and spotlights to ceiling. Two sky lights, side windows with fitted blinds. Radiator.

Breakfast Kitchen: 16' 3" x 14' 1" (4.96m x 4.29m) Wood effect flooring. Range of fitted wall cabinets and matching base units with worktop surface and upstands above, 1.5 bowl and drainer with mixer tap. Built-in electric fan assisted double oven, 4 ring halogen hob with tile splash and extractor hood above. Integrated appliances to include refrigerator/freezer, dishwasher and washing machine. Party tiled walls and radiator. Understairs store cupboard. Door providing access to garage and half glazed door to outside.

Staircase to first floor and landing area: Airing cupboard with hanging rail and shelves, wall mounted gas boiler and small radiator. Access to loft space via a loft ladder.

Bedroom One: 11' 11" x 9' 11" (3.62m x 3.02m) Wood effect flooring. Built-in four door wardrobe to one wall, radiator.

Shower Room: 0.83 Wood effect flooring. Fully tiled shower cubicle housing mains fed shower, vanity sink unit with tile splash and wall mirror above.

Bedroom Two : 9' 5" x 8' 0" (2.88m x 2.44m) Wood effect flooring. Built-in double door wardrobe with matching chest of drawers, radiator.

Bedroom Three: 8' 8" x 6' 8" (2.65m x 2.03m) Wood effect flooring. Built-in double wardrobe with cupboard above, radiator.

Shower Room : 8' 1" x 5' 4" (2.47m x 1.62m) Wood effect vinyl flooring. Walk-in shower with mains fed shower and

shower screen, vanity sink unit, low level flush w.c., heated towel rail.

Outside : The house is approached over a block pave drive providing ample parking and access to the garage. No: 4 occupies a good size plot with the garden to the front open plan with stone gravel area to one side. There is access all around the property via two side gates. The enclosed rear garden has a border housing a variety of flowering plants with a good size lawn area which is presently laid with astro turf for ease of maintenance along with stone gravel border. Raised decking area, outside wall tap. Summerhouse with glazed double entrance doors and side windows. Timber garden shed.

Garage : 16' 1" x 7' 6" (4.90m x 2.29m) Electrically operated door. Power and light available and overhead storage space.

EPC Rating 66|D Council Tax Band 'C':

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: Proceed out of the town along Trimpley Street (B5068) sign posted Dudleston Heath. After a passing the Primary School on the left take the next left in Cherry Drive after a short distance take the second turning left into Lime Close where no:4 will be identified on the right handside by the agents for sale board.

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.





