

BOWEN

PROPERTY SINCE 1862



Asking Price £495,000

🏠 6 Bedrooms 🚿 3 Bathrooms

Bramley, Elson Road, Ellesmere,
SY12 9EU

Bramley, Elson Road, Ellesmere, SY12 9EU

General Remarks

Spacious six-bedroom semi-detached house situated in a most sought-after location within Ellesmere in what is widely recognised as the premier residential area of the town enjoying a rural feel and extensive views over the North Shropshire countryside.

The property has been updated whilst still retaining many original features and providing versatile living space, being maintained to a high standard with viewing highly recommended.

Location: The popular north Shropshire market town of Ellesmere in the heart of what is known as the 'Shropshire Lakelands' due to its Meres provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. 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 and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.



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.

Accommodation

Enclosed Entrance Porch with Glazed Double Door:

Tile floor, part wood wall panelling.

Half Glazed Entrance Door:

Open Plan Entrance/Snug/Living/Dining Area: 13' 0" x 10' 0" (3.97m x 3.04m) Oak flooring, coving and ceiling rose. Side bay window, radiator. Coal effect gas fire set on a tile hearth with tile inset and timber surround and mantel. Under stairs store cupboard.

Lounge: 13' 6" x 11' 11" (4.12m x 3.62m) Oak flooring, coving to ceiling with centre ceiling rose, bay window. Coal effect gas fire set on marble style hearth with surround and mantel, radiator.

Kitchen: 13' 0" x 10' 3" (3.97m x 3.13m) Wood effect flooring. Range of fitted wall cabinets and matching base units with worktop surface, partly tiled walls. Enamel sink and drainer with mixer tap. Integrated refrigerator/freezer. Ingle housing electric cooker range with double oven and five ring halogen hob, stainless steel splash back and extractor hood.

Dining/Living Room: 13' 11" x 12' 3" (4.25m x 3.74m) Wood effect flooring, coving to ceiling, matching wall lights, two radiators. French doors to outside.

Rear Entrance Hall: Wood effect flooring, cupboard housing wall mounted 'Worcester' gas boiler, radiator.

Cloakroom: 5' 10" x 3' 2" (1.78m x 0.97m) Wood effect flooring, corner wash hand basin with tile splash, low level flush w.c.,

Utility Room: 9' 1" x 8' 7" (2.76m x 2.61m) Tile floor, sky light and cloak rack. Range of fitted base units with worktop surface above, stainless steel sink unit and drainer with mixer tap, spaces for refrigerator/freezer and washing machine, recess with shelves, radiator.

Spindle Staircase to First Floor and Landing Area:

Coving to ceiling, radiator.

Bedroom One: 13' 6" x 11' 11" (4.12m x 3.62m) Bay window, coving to ceiling, radiator.

Bedroom Two: 11' 8" x 10' 5" (3.55m x 3.18m) Coving to ceiling, radiator.

Ensuite Shower Room: 12' 9" x 5' 7" (3.88m x 1.71m) Tile floor, spotlights to ceiling, walk in shower with mains fed dual head shower, pedestal wash hand basin, low level flush wc, heated towel rail.

Bedroom Three: 11' 0" x 9' 6" (3.35m x 2.90m) Coving to ceiling, radiator.

Bathroom: 12' 9" x 5' 7" (3.88m x 1.71m) Tiled flooring and partly tiled walls. 'P' shaped bath with screen with mains fed dual head shower & shower screen above, low level flush wc, vanity sink unit, spotlights to ceiling, heated towel rail. Louvred door airing cupboard with light, slatted shelves and a small radiator.

Spindle Stairs to Second Floor and Landing Area: Spotlights to ceiling, access to roof space.

Bedroom Four: 12' 6" x 10' 10" (3.82m x 3.30m) Spotlights to ceiling, radiator.

Bedroom Five: 12' 3" x 10' 4" (3.74m x 3.14m) Radiator, spotlights to ceiling.

Bedroom Six: 12' 3" x 9' 10" (3.74m x 2.99m) Radiator, spotlights to ceiling.

Shower Room: 6' 6" x 6' 4" (1.98m x 1.93m) Tile floor and spotlights to ceiling. Fully tiled shower cubicle with mains fed shower, low level flush wc, wash hand basin, heated towel rail.

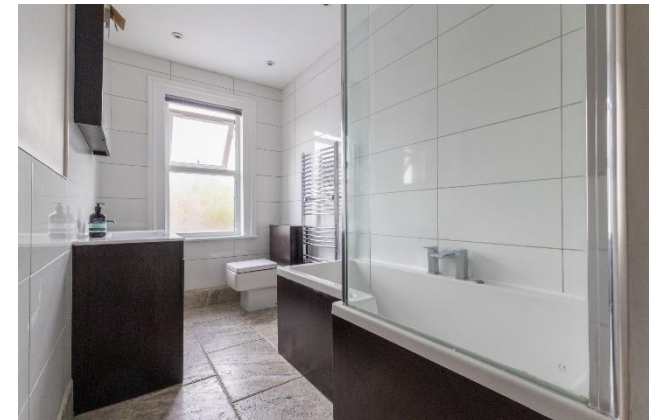


BOWEN

SINCE 1862

Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com



Outside: 'Bramley' is approached onto a gravel drive providing parking enclosed by mature hedges to the front and side, small border housing shrubs. A side timber gate allows access to the enclosed rear garden which is mainly laid to lawn with gravel area with steps leading to the lawn. Variety of trees and shrubs. Timber store shed. Benefit of open countryside views to the rear.

Brick Outhouse: 9' 1" x 8' 8" (2.76m x 2.63m)

Tenure: We are informed that the property is Freehold subject to Vacant Possession upon Completion.

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

EPC Rating 58|D Council Tax Band 'D'

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

Directions: From Ellesmere proceed out of the town along Trimpley Street (B5068) sign posted Dudleston Heath. After a short distance the property will be identified on the right handside by the agents for sale board.





Bramley, Elson Road, Ellesmere, SY12 9EU



Total Area: 204.0 m² ... 2195 ft²

All measurements are approximate and for display purposes only

