BOWEN

PROPERTY SINCE 1862

Asking Price £247,500

# 39 Watergate Street, Ellesmere, SY12 0EX

3 Bedrooms

2 Bathrooms

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# 39 Watergate Street, Ellesmere, SY12 0EX

## General Remarks

A substantial and well-appointed three storey modern town house which occupies a prominent position close to the town centre, in a conservation area. The property briefly comprises: Cloakroom, Kitchen/Breakfast Room, Dining/Sitting Room, Living Room/Bedroom 4, 3 Bedrooms, Family Bathroom and Shower Room. The property also benefits from enclosed garden and off-road parking. Viewing is highly recommended.

**Location:** The property is situated within walking distance of the centre of the market town of Ellesmere which has a host of shops, public houses and amenities. The area is also at the heart of Shropshire's Lake District with a number of the area's famous Meres and the Shropshire Union Canal close by. The town is well placed for access to the larger historic towns of Oswestry, Shrewsbury, the City of Chester and the motorway network beyond.

## Accommodation

**Partly Glazed Entrance Door:**

**Entrance Hall:** Tiled floor, radiator.

**Cloakroom:** 6' 4'' x 2' 3'' (1.94m x 0.68m) Tiled floor, low level flush WC, pedestal wash hand basin with tile splash back, radiator, extractor fan

**Kitchen/Breakfast Room:** 19' 2'' x 7' 11'' (5.83m x 2.42m) Tiled floor. Range of fitted wall cabinets and matching base units with worktop surface above, stainless steel sink unit and drainer & mixer tap, 4 ring gas hob with extractor hood above, built-in oven, partly tiled walls. Radiator.

**Dining/Sitting Room:** 13' 9'' x 8' 8'' (4.20m x 2.63m) Wood effect flooring, radiator. Double doors opening onto enclosed rear courtyard garden.

**Spindle Staircase to First Floor and Landing Area:** Radiator

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 expressively 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.

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Old Town Hall The Square Ellesmere Shropshire SY12 0EP

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RICS Regulated by RICS

**Living Room:** 14' 1'' x 11' 10'' (4.30m x 3.61m) Radiator.

**Bedroom 3:** 14' 1'' x 8' 7'' (4.30m x 2.61m) Radiator.

**Shower Room:** 6' 10'' x 4' 6'' (2.08m x 1.38m) Tiled floor. Fully tiled shower cubicle with mains fed shower, low level flush wc, pedestal wash hand basin, partly tiled walls, radiator.

**Spindle Staircase to Second Floor and Landing Area:** Sky light, access to roof space.

**Bedroom 1:** 14' 1'' x 10' 4'' (4.30m x 3.14m) Radiator.

**Bedroom 2:** 14' 1'' x 8' 7'' (4.30m x 2.61m) Radiator.

**Bathroom:** 8' 4'' x 4' 6'' (2.55m x 1.38m) White suite comprising corner bath with shower attachment, pedestal wash hand basin, low level flush wc, partly tiled walls, radiator,

**Outside:** There is both vehicular and pedestrian access to the rear of the property which has the added benefit of an enclosed courtyard garden providing an ideal outdoor entertainment area. Patio area, exterior wall light and outside tap. Allocated parking.

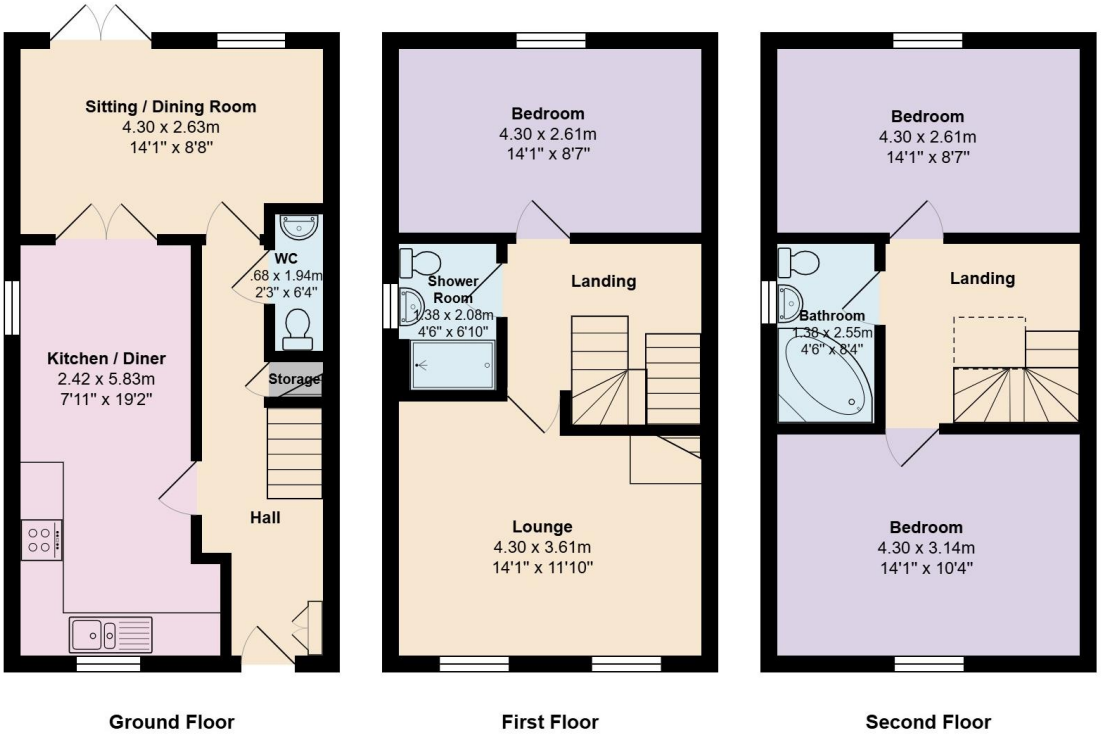
**Council Tax Band 'C'  EPC Rating 78|C:**

**Tenure:** We understand the property is freehold with vacant possession upon completion.

**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, Shropshire. Tel: 0845 678 9000

**Directions:** From the town centre proceed to the small roundabout on Cross Street, take the third exit into Talbot Street before turning right into Watergate Street where number 39 can be identified on the right-hand side by the agents for sale board.

39, Watergate Street, Ellesmere, SY12 0EX




Total Area: 111.2 m² ... 1197 ft²

All measurements are approximate and for display purposes only

A property business steeped in heritage with a forward thinking outlook.

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