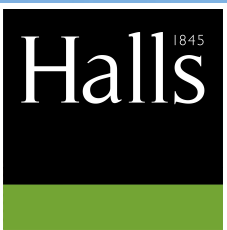
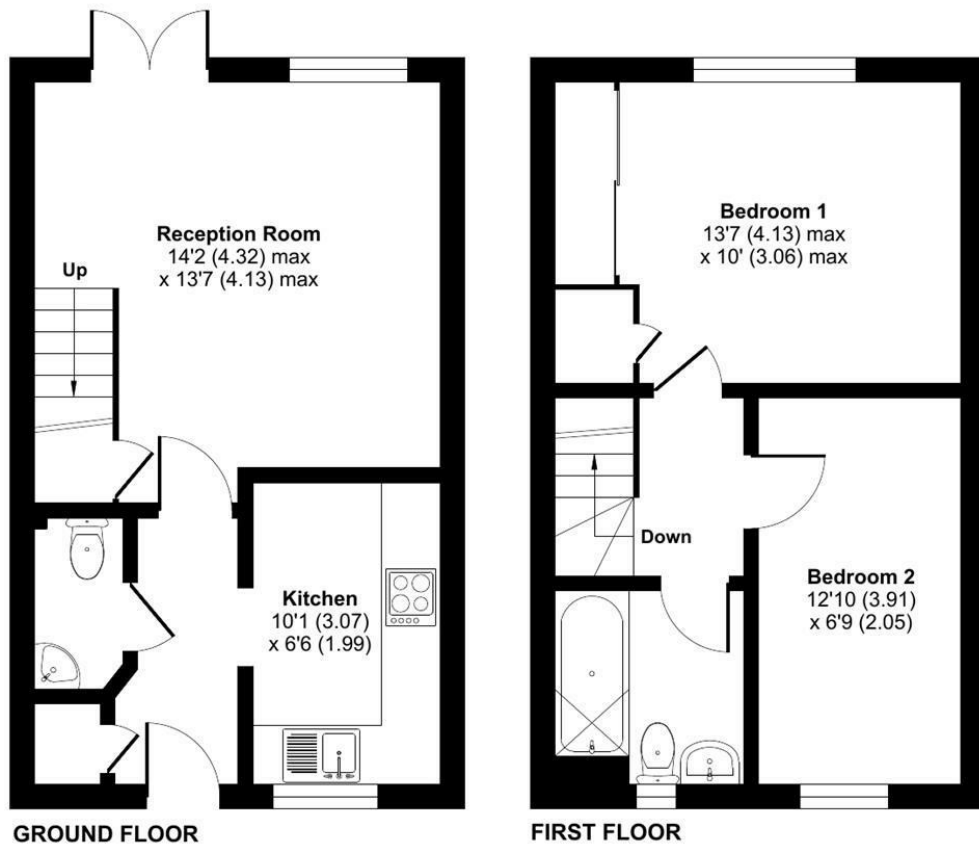


TO LET

41 The Hawthorns, Ellesmere, SY12 9ER



Approximate Area = 634 sq ft / 58.9 sq m
For identification only - Not to scale



TO LET

£850 Per Calendar Month

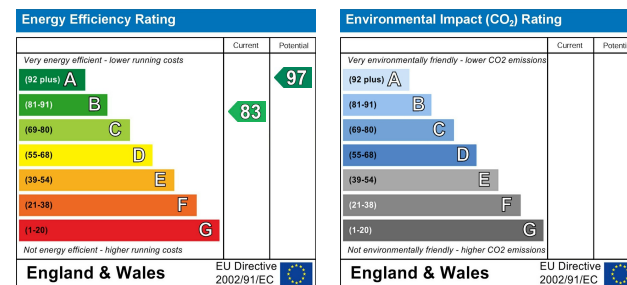


41 The Hawthorns, Ellesmere, SY12 9ER

A well presented and recently constructed two-bedroom semi-detached property boasting driveway parking, front and rear gardens, and stylish modern interior, situated on a popular development on the edge of the sought after, North Shropshire town of Ellesmere.

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.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@hallsgb.com



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

All distances approximate.

- Modern Property
- Well Presented
- Driveway Parking
- Front and Rear Gardens
- Edge of Town Location
- Available Long Term

DESCRIPTION

The property is located within the modern, Hawthorn Rise, development, a collection of contemporary homes situated in a pleasant position on the edge of the North Shropshire town of Ellesmere and well placed for access to the town's amenities, including schools, a supermarket, and a range of independent shops, whilst also being well placed for access to the larger towns of Whitchurch and Oswestry; with the county centre of Shrewsbury situated around 30 minutes to the south.

The property was constructed in 2023 and has been well maintained since, with just under 650 sq ft of modern and stylishly presented living accommodation situated across two thoughtfully arranged floors, these comprising, on the ground floor, an Entrance Hall, Kitchen, Living/Dining Room, and Cloakroom, together with two first floor Bedrooms and a family Bathroom.

Externally, the property is complemented by front and rear gardens, the latter of which is predominantly laid to lawn but with an attractive patio area providing an ideal space for outdoor entertaining. To the side of the property is a driveway providing ample space for the parking of two vehicles.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Living/Dining Room: 4.32m x 4.13m
Kitchen: 3.07m x 1.99m
Cloakroom:
- First Floor -
Bedroom One: 4.13m x 3.06m
Bedroom Two: 3.91m x 2.05m
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.

SERVICES

The property is understood to benefit from mains water, drainage, gas, and electric.

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however longer term tenants are preferred.

Pets to be declared prior to viewing.

COUNCIL TAX

The property is listed as a band B on the local authority register.

LOCAL AUTHORITY

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

VIEWINGS

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

