

BOWEN

PROPERTY SINCE 1862



Asking Price £350,000

🏠 4 Bedrooms 🚿 3 Bathrooms

42 Hillcrest, Ellesmere, Shropshire,
SY12 0LJ

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General Remarks

Detached four bedroom house situated in a prime popular residential development within walking distance of Ellesmere town centre. The property stands in an enviable position on the development within minutes away of The Mere and Cremorne Gardens. The property has well proportioned living accommodation throughout and briefly comprises: Entrance Hall, Cloakroom, 2 Reception Rooms, Conservatory, Kitchen, Utility, 4 Bedrooms (2 bedrooms with en-suite shower room) & Family Bathroom. The property also benefits from a garage and enclosed rear garden.

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

Accommodation: A part glazed uPVC door at the front of the property leads into:

Entrance Hall: 15' 3" x 6' 0" (4.65m x 1.84m) Stairs to first floor landing, understairs storage cupboard, radiator.

Lounge: 15' 3" x 10' 11" (4.65m x 3.34m) plus bay window to front elevation, fireplace with marble hearth and surround, TV/telephone points, radiator.

Dining Room: 10' 0" x 9' 7" (3.05m x 2.92m) Radiator, doors to Lounge and separate sliding door to:

Conservatory: 9' 10" x 8' 9" (2.99m x 2.66m) Wood effect flooring and glazed doors to gardens.

Kitchen: 11' 6" x 10' 0" (3.50m x 3.05m) Range of fitted base/eye level wall units with worktops over and inset 1.5 bowl stainless steel sink/drain. Integrated double oven and separate four burner gas hob with extractor hood over. Spaces for fridge and freezer. Radiator, part tiled walls, door to Dining Room and archway to:

Utility: 6' 0" x 5' 3" (1.83m x 1.61m) Fitted base unit with worktop over and inset stainless steel sink/drain. Space/plumbing for washing machine and dishwasher. Glow worm gas fired boiler, radiator, part tiled walls, door to gardens and separate door to:

Cloakroom: 5' 3" x 3' 6" (1.61m x 1.06m) Low level flush w.c., pedestal wash hand basin and radiator.

Stairs to first floor and landing area: Airing cupboard housing hot water cylinder/slatted shelving, access to loft space and doors off to:

Bedroom One: 15' 3" x 10' 7" (4.64m x 3.22m) Fitted wardrobes and matching bedside tables. Radiator, TV point.

En Suite Shower Room: 6' 5" x 5' 8" (1.95m x 1.72m) Suite comprising shower cubicle with Aqualisa shower, pedestal wash hand basin and low level flush w.c. Part tiled walls, radiator and extractor fan.

Bedroom Two: 13' 2" x 9' 3" (4.01m x 2.82m) Radiator.

En Suite Shower Room: 5' 8" x 5' 3" (1.73m x 1.60m) Suite comprising shower cubicle with Aqualisa shower, pedestal wash hand basin and low level flush w.c. Part tiled walls, radiator and extractor fan.

Bedroom Three: 10' 9" x 10' 0" (3.27m x 3.05m) Radiator.

Bedroom Four: 9' 1" x 9' 5" (2.77m x 2.86m) max Radiator.

Family Bathroom: 6' 6" x 6' 5" (1.97m x 1.96m) matching suite comprising: panel bath, pedestal wash hand basin, low level flush w.c., radiator, extractor fan and partly tiled walls.

Outside: The front of the property is open plan with driveway providing parking, a small lawned area and access via a side gate to the rear enclosed garden. The rear garden provides a patio area and a lawned area bordered with a variety of mature plants and shrubs.





Garage: 18' 4" x 9' 4" (5.58m x 2.84m) Up/over door to driveway, pedestrian door to side and light/power facilities laid on.

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

Council Tax Band 'E' EPC Rating 68|D:

Directions: From the agent's office in the Square proceed along Cross Street to the mini roundabout then take the third exit right into Talbot Street and turn immediately left onto Swan Hill. Take the third turning left into Hillcrest following the road into the development keeping to the right. Proceed straight ahead, turn right and continue where after a short distance the property can be identified on the right handside by the agents for sale board.

Viewings and Further Information: Viewings are strictly by appointment through the sole selling agent's. For further information or to book a viewing please contact the Ellesmere Office on 01691 622534.

Local Authority: Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000.



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Total Area: 128.5 m² ... 1383 ft² (excluding garage)

All measurements are approximate and for display purposes only