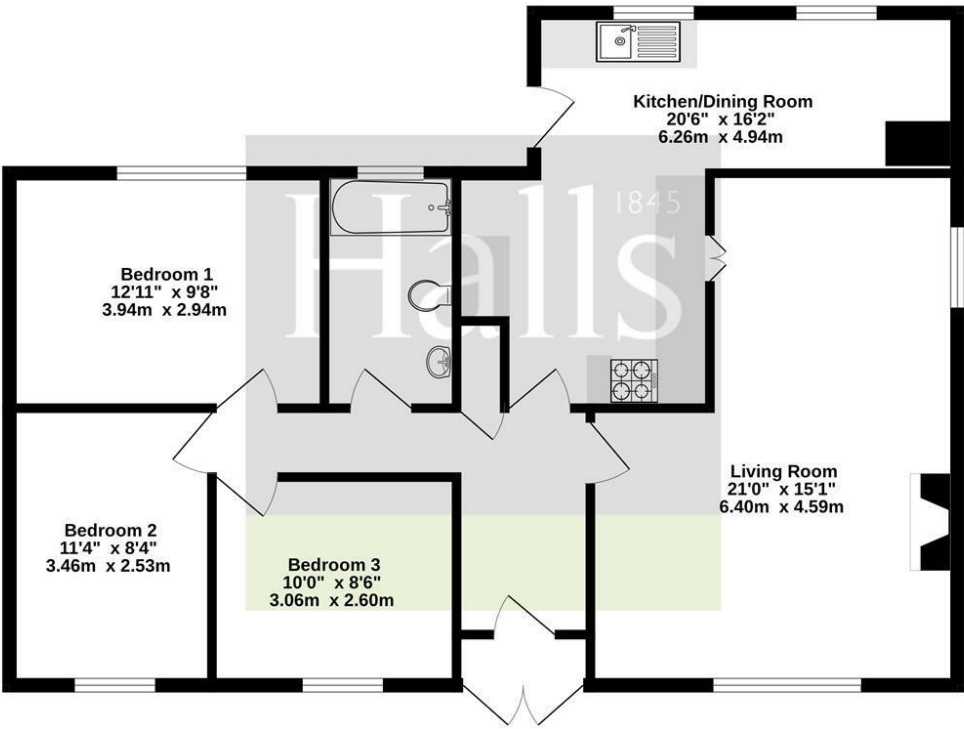


FOR SALE

Linden Crosemere Road, Cockshutt, Nr Ellesmere, SY12 0JP



Ground Floor  
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

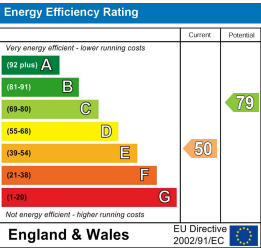
Offers in the region of £299,995

Linden Crosemere Road, Cockshutt, Nr Ellesmere, SY12 0JP

**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.

Energy Performance Rating



A substantial three-bedroom detached bungalow offering excellent scope for selective modernisation whilst boasting generous gardens which extend to over 1/3 acre and contain ample parking and a detached single garage, conveniently situated within the popular north Shropshire village of Cockshutt, near Ellesmere.



01691 622602

**Ellesmere Sales**  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@halls.gb.com



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Ellesmere (5 miles), Shrewsbury (12 miles), Oswestry (12 miles), Wrexham (16 miles)

All distances approximate



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Detached Bungalow**
- **Generously Proportioned**
- **Scope for Modernisation**
- **Over 1/3 ac Gardens**
- **Parking and Garage**
- **Village Location**

**DESCRIPTION**

Halls are delighted with instructions to offer Linden in Cockshutt for sale by private treaty.

Linden is a substantial three-bedroom detached bungalow offering excellent scope for selective modernisation whilst boasting generous gardens which extend to over 1/3 acre and contain ample parking and a detached single garage, conveniently situated within the popular north Shropshire village of Cockshutt, near Ellesmere.

Internally, the property features generous single-storey living accommodation which provides exciting opportunities for modernisation and improvement, and, at present, comprises an Entrance Porch, Inner Hallway, Living room, Kitchen/Dining Room, three Bedrooms, and a family Bathroom

The property is situated within generous gardens which extend, in all, to approximately 0.34 acres, or thereabouts, and currently contain, to the front, a number of areas of lawn bordered by established beds and hedging, which encompass the "in and out" driveway with accesses off both Crosemere Crescent and Crosemere Road, with, to the rear of the property, further lawned areas, a paved patio area, and a delightful 'secret garden'.

The sale of Linden does, therefore, provide the rare opportunity for purchases to acquire a substantial detached bungalow with scope for modernisation and the addition of excellent gardens, parking, and a detached single garage conveniently situated within this popular north Shropshire village.

**THE ACCOMMODATION COMPRISES:**

The property is entered via double opening UPVC front doors with glazed panels which lead in to a compact:

**ENTRANCE PORCH**

Tiled flooring, exposed brick walls and with a partly glazed door leading in to the:

**RECEPTION HALL**

Exposed flooring, inspection hatch to roof space and door leading in to an Airing Cupboard with slatted shelving and housing the hot water cylinder (replaced in May 2024), a further door leads in to the:

**LIVING ROOM**

Exposed flooring, UPVC double glazed windows on to front and side elevation, open fire set in to tiled hearth and surround.

**KITCHEN/DINING ROOM**

Tiled flooring, two UPVC double glazed windows on to rear elevation, a partly glazed UPVC door leading out onto patio area to the rear and a fitted kitchen to comprise a selection of base and wall units with tiled splashbacks, wood effect roll topped work surfaces over, freestanding Hotpoint cooker with four electric hobs above, oven and grill below with extractor hood over, serving hatch giving on to the living room, planned space for appliance.

The far end of the room provides ample space for a Dining/Breakfast table, along with a further selection of base units with complimentary work surfaces above, inset one and a half sink with draining area to one side and (H&C) mixer tap above this, integrated Hygena dishwasher and freestanding Hotpoint washing machine with a Worcester oil fired central heating boiler.

**BEDROOM ONE**

Exposed flooring, UPVC double glazed windows on to rear elevation allowing lovely views over the generous gardens beyond.

**BEDROOM TWO**

Exposed flooring, UPVC double glazed windows on to front elevation.

**BEDROOM THREE**

Exposed flooring, UPVC double glazed window onto front elevation.

**FAMILY BATHROOM**

Exposed flooring, opaque UPVC double glazed window on to rear elevation, partly tiled walls and bathroom suite to comprise a panelled bath with separate (H&C) taps and electric shower over, low flush WC, pedestal hand basin (H&C) and mirrored bathroom cabinet.

**OUTSIDE**

The property is approached via a dual access "in and out" tarmac driveway with entrances opening onto Crosemere Crescent and Crosemere Road, this enveloping a substantial area of lawn situated to the fore retained within established floral beds and hedging and with the Crosemere Crescent access giving on to the:

**DETACHED SINGLE GARAGE**

Metal up and over front door, concrete floors, UPVC rear side access door.

**GARDENS**

A particularly notable feature of the property being far larger than one might anticipate for a property of this style and extending, in all, to approx 0.34 acres, or thereabouts, with, to the rear of the property, wonderfully private and well stocked gardens which at present comprise a paved patio area lying immediately to beyond the back door, this leading on to an area of lawn retained within established hedging and also containing a Greenhouse.

The lawned area leads on, via a concrete pathway, to a delightful and incredibly private 'secret garden' which again contains further areas of lawn and well established floral and herbaceous beds, alongside soft fruit trees and productive fruit/berry beds.

**N.B.**

The marketing images were taken in '24 and are provided as an indication of the current condition.

**SERVICES**

We understand that the property has the benefit of mains water, electricity and drainage.

**TENURE**

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY**

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

**COUNCIL TAX**

The property is in band 'D' on the Shropshire Council Register.