

**BOWEN**

PROPERTY SINCE 1862



Monthly Rental Of £800

6 Birch Terrace, Ellesmere, SY12 0HP

 2 Bedrooms

 1 Bathroom



## 6 Birch Terrace, Ellesmere, SY12 0HP



### General Remarks

Two-bedroom semi-detached house

Good size garden

Two allocated parking spaces

uPVC double glazing and gas central heating

EPC Rating 71|C Council Tax Band 'B'

Holding Deposit £184.00 Deposit £923.00

**Location:** The property enjoys a convenient location in the North Shropshire lakeside town of Ellesmere, within walking distance of an excellent range of local retail shops and amenities as well as larger supermarket stores. 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 beyond and the nearby village of Gobowen has a main line train station with direct links to Birmingham and Manchester to the north.

### Canopy Porch with Timber Entrance Door:

**Open Plan Living/Dining Room:** 19' 4" x 16' 2" (5.89m x 4.94m) Carpet floor covering, two radiators, TV and telephone point, coving to the ceiling.

**Kitchen:** 10' 1" x 8' 11" (3.07m x 2.71m) Tile effect flooring, range of fitted wall cupboards with matching base units and worktop surface above, stainless steel sink unit, partly tiled walls, spaces for refrigerator and cooker, space and plumbing for washing machine, cupboard housing 'Worcester' wall mounted gas boiler, halogen strip lights, radiator. Understairs storage cupboard. Fully glazed door leading to outside.

**Spindle Staircase to First Floor Landing Area:** Carpet floor covering, airing cupboard housing hot water cylinder and slatted shelves.



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.



**Bedroom 1:** 15' 9" x 9' 0" (4.81m x 2.75m) Carpet floor covering, built-in wardrobe with hanging rail and shelf, radiator.

**Bedroom 2:** 10' 3" x 9' 6" (3.13m x 2.89m) Carpet floor covering, built-in mirror sliding wardrobes with hanging rail and shelf, radiator.

**Bathroom:** Tile effect laminate flooring, low level flush WC, pedestal wash hand basin, panel bath with 'Triton' electric shower above, spotlights to ceiling and partly tiled walls.

**Outside:** Approached through a single wicket gate and small wicket fence. The garden lies to the front and side of the property with a small lawned area, decking area, outside light and outside tap. Steps lead to the rear of the house which has a small, paved area. The property also benefits from two allocated parking spaces.

**Tenure:** We are informed that the property is freehold.

**EPC Rating 71|C Council Tax Band 'C':**

**Holding Deposit £184.00:**

**Deposit £923.00:**

**Viewing Information:** For further information or to arrange a viewing please contact the sole letting agents Ellesmere office on (01691) 622534.

**Further Information:** Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.

**Directions:** From Ellesmere town centre proceed to the roundabout on Cross Street, take the third exit into Talbot Street and after a short distance turn right into Watergate Street. Continue onto Birch Road where the property can be identified on the left-hand side by the agent's 'To Let' board.







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