

BOWEN

PROPERTY SINCE 1862



Asking Price £299,995

16 Tetchill Brook Road, Ellesmere, SY12 0FJ

4 Bedrooms

2 Bathrooms

16 Tetchill Brook Road, Ellesmere, SY12 0FJ



General Remarks

Four bedroom detached house & garage conveniently situated in the popular lakeside market town of Ellesmere. The accommodation briefly comprises Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Area, Utility, Main Bedroom with En-suite, three further Bedrooms and Family Bathroom. Outside the property offers off road parking and an enclosed rear garden. Gas heating with remote heating control. UpVc glazing throughout.

Accommodation

Location: Situated within the Lakeland market Town of Ellesmere, promoting an excellent range of local amenities, recreational facilities, and larger supermarkets. Ellesmere offers both primary schools, and secondary schools as well as the renowned Ellesmere College. The town is also ideally located for access to the larger towns of Oswestry, Wrexham and Shrewsbury as well as being positioned on the main links to the motorway networks while the nearby village of Gobowen provides a main line train station with direct services to Chester, Birmingham and Liverpool.

Canopy Entrance Porch with Partly Glazed Entrance Door:

Entrance Hall: radiator

Lounge: 15' 9" x 11' 0" (4.80m x 3.35m) radiator. Double doors into:

Kitchen/Diner: 18' 4" x 9' 7" (5.58m x 2.91m)

Dining Area: wood effect flooring, radiator. Double doors opening onto the rear garden.

Kitchen: Wood effect flooring. Fitted wall cupboards with matching base units with worktop surface and upstands above. Breakfast bar area with space below for appliances (ie) refrigerator and freezer. Stainless steel sink unit and drainer with space and plumbing below for dishwasher. Built-in electric fan assisted oven with 4 ring gas hob with stainless steel splash back and cooker hood above. Understairs store cupboard.

Utility Room: 7' 1" x 5' 1" (2.16m x 1.54m) Wood effect flooring. Worktop surface with upstand and spaces below for dryer and washing machine. Wall mounted 'Ideal Exclusive2' gas boiler under two years old, radiator. Half glazed door to outside.



Cloakroom: 5' 3" x 2' 11" (1.59m x 0.89m) wood effect flooring. Low flush w.c., pedestal wash hand basin with tile splash, radiator.

First floor and Landing Area: Built-in cupboard, Access to roof space.

Bedroom One: 11' 1" x 10' 4" (3.37m x 3.15m) Built-in storage cupboard, radiator.

Ensuite Shower Room: 6' 9" x 6' 0" (2.06m x 1.83m) Tile effect flooring. Fully tiled shower cubicle with mains fed shower, pedestal wash hand basin with tile splash, low flush w.c., extractor fan and radiator.

Bedroom Two: 12' 3" x 9' 4" (3.74m x 2.84m) radiator.

Bedroom Three: 9' 7" x 9' 4" (2.93m x 2.84m) radiator.

Bedroom Four: 9' 7" x 7' 3" (2.93m x 2.20m) radiator

Family Bathroom: 6' 10" x 6' 4" (2.09m x 1.92m) Tile effect flooring. Matching suite comprising: panel bath with tile splash, pedestal wash hand basin, low flush w.c., extractor fan and radiator.



Outside: The property is approached over a part tarmac drive providing parking and access to the garage. Side border with bark and lavender. Concrete slab pathway surround a small lawn area and a side timber gate with paved pathway leads to the enclosed rear garden. The enclosed rear garden is a good size being mainly laid to lawn. Outside wall tap.

Garage: 'Up and over' door, Power and light laid on.

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

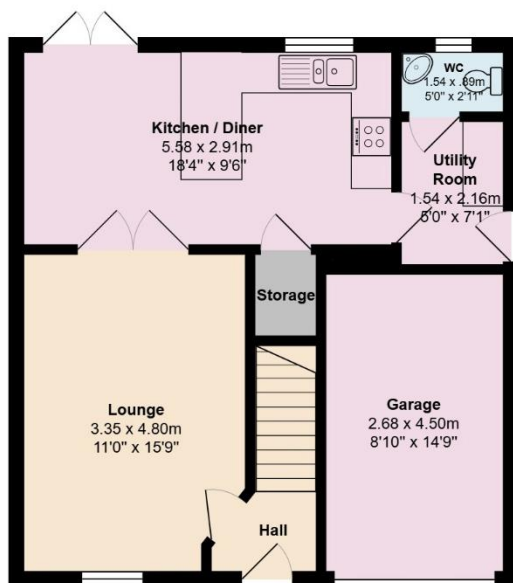
Tenure: The property is understood to be freehold with vacant possession upon completion.

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

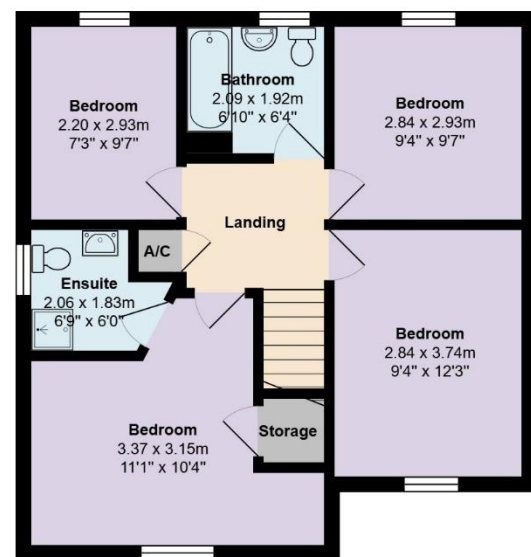
Viewing and Further Information: Viewings are strictly by appointment only through the sole selling agents' Ellesmere Office. For further information or to book a viewing contact Ellesmere Office on (01691) 622534.

Directions: From the agent's office in The Square continue left along Scotland Street and proceed over the roundabout signposted for Whittington & Oswestry. At the traffic lights turn left signposted Canal Wharf. Continue straight ahead taking the third turning right into Tetchill Brook Road where after a short distance No. 16 can be identified on the right handside.

16, Tetchill Brook Road, Ellesmere, SY12 0FJ



Ground Floor



First Floor

Total Area: 112.2 m² ... 1207 ft²

All measurements are approximate and for display purposes only

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.