



Asking Price £175,000

24 Beech Drive, Ellesmere, SY12 0BX

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 3 Bedrooms

 1 Bathroom

# 24 Beech Drive, Ellesmere, SY12 0BX



## General Remarks

Semi-detached three-bedroom house which has been in the same family ownership from when built approximately 1950's. Conveniently located within walking distance of the popular North Shropshire Lakeland town of Ellesmere. The property provides great potential for purchasers to tailor the accommodation in line with their requirements. The property occupies a good size plot with off road parking and scope to extend subject to any necessary consents.

**Location:** The market town of Ellesmere has a great range of shops, amenities and leisure facilities along with excellent schools. The town has the Shropshire Union Canal on its doorstep along with the picturesque Meres both centrally located and on the borders of the town. The larger towns of Oswestry, Wrexham and Shrewsbury are within easy commuting distance and the nearby village of Gobowen provides a main line train station with connections locally as well as links to Chester and Birmingham and beyond.

## Accommodation

### **Concrete canopy porch with partly glazed UPVC Entrance door:**

**Entrance Hall:** Cloak rack, radiator, understairs area with wall mounted glow-worm gas boiler.

**Living Room:** 15' 0" x 12' 4" (4.57m x 3.77m) Coal effect gas fire set on marble type hearth and inset, timber surround and mantel, radiator.

**Kitchen:** 11' 4" x 8' 10" (3.46m x 2.69m) Tile floor. Range of fitted wall cupboards and base units with worktop surface above, stainless steel sink unit and drainer, partly tiled walls. Spaces for washing machine and refrigerator.

**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 expressively 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.

**Snug:** 10' 2" x 10' 0" (3.11m x 3.05m) Coal effect gas fire set on a marble type hearth inset surround and mantel, radiator.

**Utility Room:** 6' 8" x 5' 6" (2.03m x 1.67m) Vinyl flooring, door leading to outside.

**Separate WC:** 5' 6" x 2' 11" (1.67m x 0.90m) Low level flush wc.

**Staircase to first floor and landing area:** Access to roof space. Laundry cupboard with slatted shelves.

**Bedroom One:** 13' 8" x 10' 6" (4.17m x 3.19m) Original feature open fireplace with tile hearth and surround, radiator.

**Bedroom Two:** 14' 4" x 8' 8" (4.37m x 2.65m) Radiator.

**Bedroom Three:** 11' 1" x 6' 10" (3.38m x 2.09m) Radiator.

**Fully Tiled Bathroom:** 7' 3" x 5' 5" (2.20m x 1.66m) White matching suite comprising: panel bath with 'Mira Sport' electric shower above, pedestal wash hand basin, low level flush wc, radiator.

**Outside:** The house is approached through double gates onto a tarmac drive providing parking. Small area off which is concrete slabs and pathway to front entrance door. Good size rear garden.

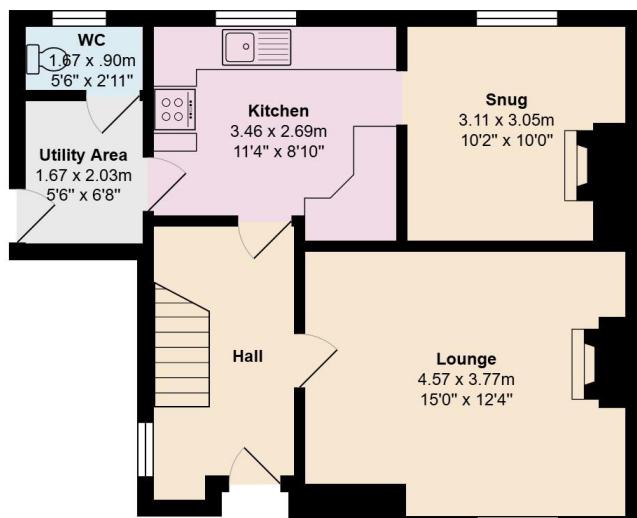
**EPC Rating 61|D Council Tax Band 'B'**

**Tenure:** We are informed that the property is freehold subject to vacant possession upon completion.

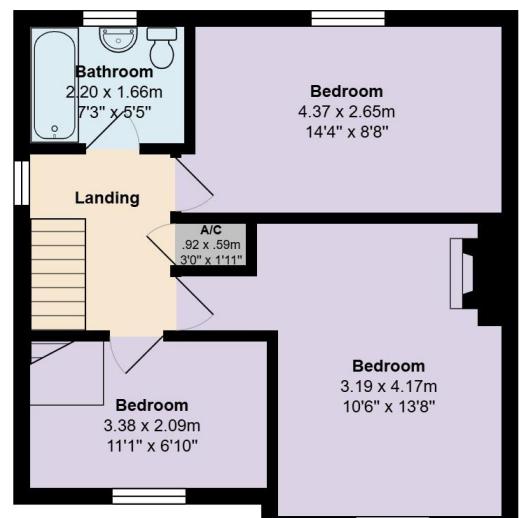
**Local Authority:** Shropshire Council, The Shirehall, Abbey Foregate, Shrewsbury, SY2 6ND. Tel: 0345 6789000.

**Directions:** Proceed out of the town along Scotland Street to the small roundabout. Continue along Scotland Street through the traffic lights. After a short distance turn right opposite the Lakelands Academy and proceed to the crossroads, turn left into Beech Drive where after a short distance the property will be identified on the right-hand side as indicated by the agent's For Sale board.

24, Beech Drive, Ellesmere, SY12 0BX



Ground Floor



First Floor

Total Area: 97.2 m<sup>2</sup> ... 1046 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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