

BOWEN

PROPERTY SINCE 1862



Asking Price £229,995

70 Tetchill Brook Road, Ellesmere, SY12 0FJ

🛏 3 Bedrooms

🛁 2 Bathrooms

70 Tetchill Brook Road, Ellesmere, SY12 0FJ



General Remarks

Three-bedroom mid-terrace house situated in the popular lakeside market town of Ellesmere. The property offers off road parking and low maintenance gardens.

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.

Accommodation

Entrance Hall: Radiator.

Lounge: 14' 7" x 11' 10" (4.44m x 3.60m) Wood effect flooring, radiator and storage cupboard.

Kitchen/Diner: 11' 10" x 8' 10" (3.60m x 2.70m) Range of fitted wall cupboards with matching base units, worktop surface with upstands, stainless steel sink unit and drainer with mixer tap. Built-in electric oven with stainless steel splashback and cooker hood above, 4 ring halogen hob. Spaces for appliances: washing machine, dishwasher & refrigerator/freezer.

Cloakroom: 4' 4" x 4' 0" (1.32m x 1.23m) Wood effect flooring, pedestal wash hand basin with tile splash, low flush wc., radiator.

Staircase to first floor and landing area:

Bedroom Two: 11' 10" x 10' 9" (3.60m x 3.27m) Wood effect flooring, built-in wardrobes and radiator.

Bedroom Three: 11' 10" x 7' 9" (3.60m x 2.35m) Wood effect flooring and radiator.



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.

Bathroom: 7' 10" x 5' 8" (2.40m x 1.73m) Tile floor. Matching suite comprising panel bath with shower attachment, pedestal wash hand basin with tile splash, basin, low flush wc, heated towel rail, partly tiled walls.

Staircase to second floor and landing area:

Bedroom One: 13' 1" x 8' 6" (4.00m x 2.58m)
Radiator

En-Suite Shower Room: 11' 10" x 5' 0" (3.60m x 1.52m) Tile floor. Velux roof window. Fully tiled shower cubicle with mains fed shower, pedestal wash hand basin with tile splash, low flush w.c, heated towel rail.

Outside: The front of the property is open plan with two allocated parking spaces and a small grass area with shrubs. The enclosed rear garden is mainly down to patio area providing low maintenance with a rear access gate. Brick bbq and garden shed.

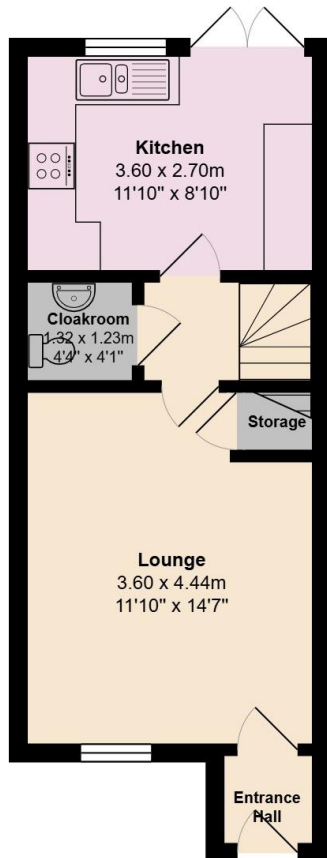
EPC Rating 85|B Council Tax Band 'B':

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

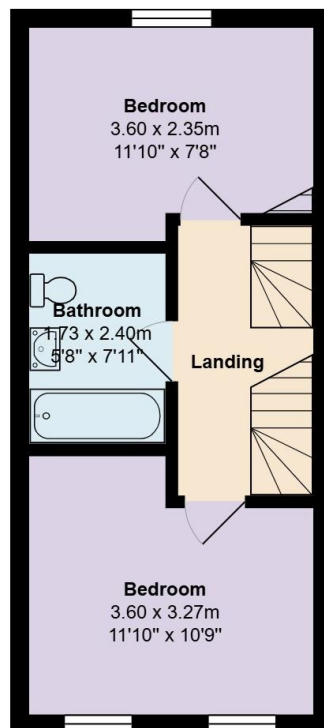
Local Authority: Shropshire Council. The Shirehall, Abbey Foregate, Shrewsbury SY2 6ND. Tel: 0345 6789000

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.

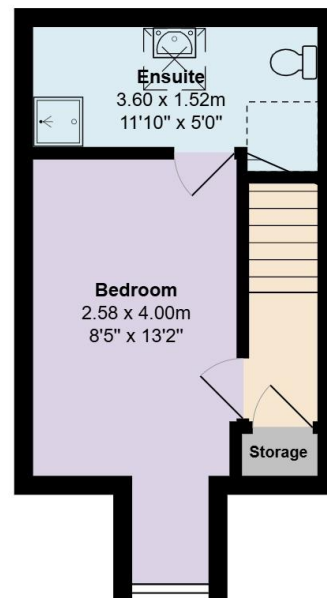
Directions: From the agent's office in The Square continue left along Scotland Street and proceed over the roundabout signposted for Whittington & Oswestry. At the traffic lights turn left signposted Canal Wharf. Continue straight ahead taking the third turning right continue to the end of Tetchill Brook Road where No. 70 can be identified by the agents' For Sale board on the right-hand side in the cul de sac



Ground Floor



First Floor



Second Floor

Total Area: 85.8 m² ... 923 ft²



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steeped in heritage
with a forward
thinking outlook.

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