

BOWEN

PROPERTY SINCE 1862



Asking Price £204,995

3 Bedrooms 1 Bathroom

19 Birch Road, Ellesmere SY12 0ET



General Remarks

Bowen are pleased to offer 19 Birch Road for sale by private treaty. This three bedroom townhouse enjoys a convenient location within walking distance of the town centre and local amenities. The property benefits from a good sized enclosed rear garden, 2 garages, gas central heating and uPVC double glazing throughout.

Location: The market town of Ellesmere provides a comprehensive range of amenities, recreational facilities, larger stores and supermarkets. There are excellent primary and secondary schools in the town as well as the renowned Ellesmere College. The larger towns of Oswestry, Wrexham and Shrewsbury as well as the city of Chester are all within easy commuting distance. There are easy road links to the motorway networks while the nearby village of Gobowen provides a main line train station with direct services to many of the commercial centres.

Accommodation

uPVC Partially Glazed Entrance Door into :

Dining Room: 15' 7" x 11' 1" (4.76m x 3.37m) Wood effect vinyl flooring, two matching triple centre ceiling light fittings, Two louvered double door built-in storage cupboards. One store cupboard housing gas boiler which was installed in approx. 2020. Radiator, serving hatch through to kitchen

Living Room: 15' 7" x 11' 1" (4.76m x 3.39m) Coal effect gas fire set on a marble style hearth and inset with timber surround and mantle. TV point, radiator.

Inner Hallway:

'L' Shape Kitchen: 22' 6" x 13' 9" (6.86m x 4.18m) Tiled floor. Range of fitted wall cupboards with matching base units with worktop surface above, 1.5L sink and drainer, space for cooker with extractor hood above, integrated refrigerator, Partially tiled walls, strip halogen lighting. Breakfast seating area with coving to ceiling, halogen light and radiator.

Utility: 10' 0" x 4' 7" (3.05m x 1.40m) Continuation of tiled floor, wall cupboards, space for refrigerator freezer, spaces and plumbing for washing machine, wall shelf.

Conservatory: 15' 8" x 7' 3" (4.78m x 2.21m) Red quarry tile floor, double sliding patio doors leading to outside and onto patio area.

Bathroom: 7' 0" x 5' 9" (2.14m x 1.74m) Vinyl tile effect flooring, panel bath with shower attachment, pedestal wash hand basin, tiled wall cabinet, towel rail and radiator.

Separate WC: Continuation of vinyl tile effect flooring, low level flush w.c., fully tiled walls, radiator.

Stairs to First Floor and Landing Area: Telephone point, cloak rack, access to roof space, sky light.

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' 4" x 10' 9" (4.68m x 3.27m) Dual aspect windows, radiator.

Bedroom 2: 12' 2" x 8' 0" (3.71m x 2.43m) Radiator.

Bedroom 3: 12' 2" x 7' 9" (3.71m x 2.37m) Built-in mirror door wardrobe with hanging rail and shelf, radiator.

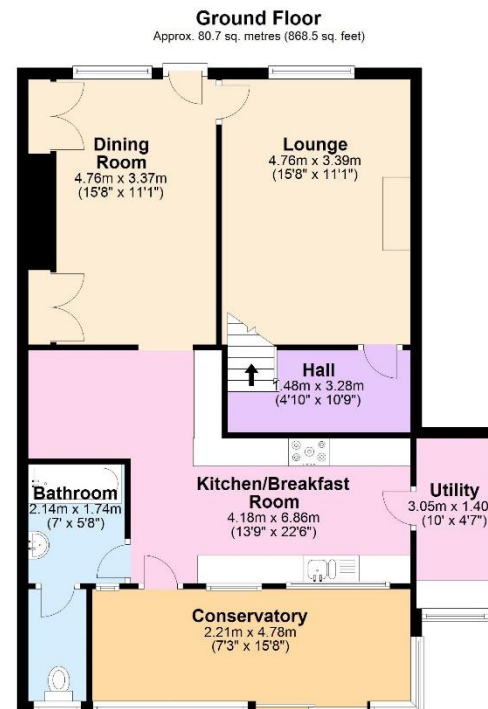
Outside: To the rear of the property is patio area offering good entertaining space. Steps down to the lawned area with borders housing a variety of mature shrubs and plants. A brick wall with concrete trellis leads to a further lawned area housing small timber playhouse/shed. Former dog kennel with electric or alternatively providing ample storage space. Workshop/shed with power and light. Outside lighting and outside tap. A gate allows access to the parking and 2 garages which both have 'up and over' door, power and light.

Council Tax Band 'B' & EPC Rating 'D'(63):

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

Directions: From the agents office in The Square proceed to the small roundabout at Cross Street and take the third exit into Talbot Street, after a short distance turn right into Watergate Street continue along Watergate Street taking the first left onto Birch Road proceed for a short distance and the property can be identified on the right hand side as indicated by the agent's For Sale Board.

Viewing and Further Information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.



Total area: approx. 114.9 sq. metres (1236.9 sq. feet)