



Asking Price £380,000

4 Bedrooms

3 Bathrooms

73 Hillcrest, Ellesmere, SY12 0LJ

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## General Remarks

Bowen are favoured with instructions to offer this four-bedroom detached family house for sale by private treaty. The property is situated in a popular residential area within walking distance of the Town Centre. The property enjoys an attractive good size garden with open countryside at the rear and is minutes away from The Mere and Cremorne gardens. The accommodation briefly comprises: Entrance Hall, Two Reception Rooms, Conservatory, Kitchen, Utility, Cloakroom, Four Bedrooms (two with Ensuite), Family Bathroom. The property also benefits from Off-Road Parking, Garage, Double Glazing and Gas Central Heating.

**Location:** The market town of Ellesmere hosts a range of local shops, a larger supermarket, post office, banks and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal also provide a wide variety of recreational facilities. Ellesmere is well located for the nearby towns of Oswestry, Wrexham and Shrewsbury as well as the City of Chester. There is a main line train station situated at the nearby village of Gobowen some 6 miles away which provides direct links to Birmingham and Chester and beyond.



**BOWEN**

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*SINCE 1862*

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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.

## Accommodation

### Covered Entrance Porch with Glazed Side Panel:

### Partly Glazed Entrance Door:

### Entrance Hall:

Radiator, understairs storage cupboard.  
**Lounge:** 16' 10" x 11' 2" (5.14m x 3.40m) Bay window. Coving to ceiling, coal effect electric fire set on a marble type hearth and inset with wooden surround and mantel, centre ceiling light fitting with matching wall lights. Vertical window blinds, radiator.

### Glazed Double Doors into:

**Dining Room:** 9' 10" x 9' 8" (3.00m x 2.95m) coving to ceiling, vertical window blinds to sliding patio doors, radiator.

**Conservatory with a pitch tile roof:** 10' 11" x 9' 2" (3.32m x 2.79m) Double french doors onto patio area and outside.

**Kitchen:** 11' 5" x 9' 10" (3.48m x 3.00m) Tile effect flooring. Range of fitted wall cupboards with down lights, matching base units with worktop surface above. 1.5 sink and drainer. Integrated appliances to include 'Montpellier' dishwasher and 'Whirlpool' refrigerator/freezer. Built-in double oven, 4 ring gas hob with extractor hood above. Partly tiled walls, radiator, spotlights to ceiling.

**Utility:** 6' 0" x 5' 3" (1.83m x 1.59m) Continuation of tile effect flooring from kitchen, stainless steel sink unit and drainer, base units with worktop surface area, space and plumbing for washing machine, partly tiled walls, radiator, and extractor fan. Wall mounted 'Glow-worm Ultimate' gas boiler. Half glazed door to outside.

**Cloakroom:** 5' 3" x 3' 4" (1.59m x 1.01m) Tile design vinyl flooring. Low level flush wc, pedestal wash hand basin with tile splash back, radiator.

**Staircase to First Floor & Landing Area:** Access to loft. Airing cupboard housing cylinder and slatted shelves.

**Bedroom One:** 13' 9" x 10' 9" (4.20m x 3.28m) Range of bespoke fitted wardrobes to one wall with matching cabinet with drawers, radiator.

**En-suite Shower Room:** 6' 4" x 5' 8" (1.92m x 1.73m) Fully tiled shower cubicle, pedestal wash hand basin, low level flush wc, radiator, partly tiled walls, extractor fan.

**Bedroom Two:** 12' 8" x 8' 11" (3.87m x 2.73m) Radiator

**En-suite Shower Room:** 6' 0" x 5' 7" (1.82m x 1.70m) Fully tiled shower cubicle, pedestal wash hand basin, low level flush wc, radiator, partly tiled walls, extractor fan.

**Bedroom Three:** 9' 9" x 8' 6" (2.96m x 2.59m) Fitted wardrobes to one wall, radiator.

**Bedroom Four:** 9' 4" x 9' 3" (2.84m x 2.83m) Radiator.

**Family Bathroom:** 6' 5" x 6' 3" (1.95m x 1.90m) Matching suite comprising panel bath, pedestal wash hand basin, low level flush w.c., radiator, extractor fan and partly tiled walls.

**Outside:** The property is approached over a block brick pave driveway providing parking, and lawned area. There is access all around the property via side gate. A notable feature is the attractive rear garden which is mainly laid to lawn with a brick block pave patio area and further seating area beyond. The garden also hosts a variety of mature well-established shrubs, plants & trees to include soft fruit. Outside lighting, electric point and outside tap. An added benefit is the views over the open countryside.

**Garage:** 17' 11" x 17' 3" (5.45m x 5.27m) Side personnel door with front 'up and over' door. Power and light.

**Tenure:** We understand the property is freehold with vacant possession upon completion.





**Council Tax Band 'E' EPC Rating 66|D:**

**Directions:** From the agent's office in the Square proceed along Cross Street to the mini roundabout then take the third exit right into Talbot Street and turn immediately left onto Swan Hill. Take the third turning left into Hillcrest following the road into the development keeping to the right. Proceed straight ahead and after a short distance the property can be identified on the left handside by the agents for sale board.

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

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

