

85a Park Avenue Oswestry SY11 1AX



3 Bedroom House - Terraced
Offers In The Region Of £225,000

The features

- THREE BEDROOM PERIOD HOME
- LOUNGE WITH FIREPLACE HOUSING LOG BURNER
- PRINCIPAL BEDROOM WITH ENSUITE
- WELL APPOINTED BATHROOM
- ENERGY PERFORMANCE RATING "D"
- ENVIABLE LOCATION IN A SOUGHT AFTER AREA
- NEWLY FITTED KITCHEN/ DINING ROOM
- TWO FURTHER BEDROOMS
- VIEWINGS ESSENTIAL



***** WELL PRESENTED 3 BEDROOM PERIOD HOME *****

An opportunity to purchase this deceptively spacious and much improved three bedroom mid terrace home, perfect for today's modern living. The property has original features including cornicing and fireplaces.

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre.

Briefly comprising of Entrance Hallway, Lounge, Kitchen/ Dining Room, Cellar, Three Bedrooms and Bathroom.

The property has benefit of gas central heating, newly fitted kitchen and bathroom, and double glazing.

Viewing essential

Property details

LOCATION

The property occupies an enviable position in a sought after location on the edge of the popular Market Town of Oswestry. A pleasant stroll, or short drive from all of the amenities of the Town Centre, including a lively café culture, a range of public and state schools, supermarkets and independent stores, restaurants and public houses, doctors surgery's, churches, recreational facilities, and there is a weekly market held on a Wednesday and Saturday in the Town Centre. The property is ideally situated for commuters with ease of access to the A5/ M54 motorway network to both Chester and the County Town of Shrewsbury. The nearby village of Gobowen provides direct railway links to North Wales and Chester to the North and West Midlands and London to the South.

ENTRANCE HALLWAY

Entrance through composite door leading into the Entrance Hallway with partially panelled walls and dado railing. Tiled flooring, composite stable door leading out to the rear, further doors leading off,

LOUNGE

A well lit space with window to the front aspect, chimney recess housing cast iron multi fuel burning stove with slate hearth, alcove storage shelving, picture railing. Radiator, door opening and stairs leading down to,

CELLAR

A useful space with many options. Power, lighting and radiator.

KITCHEN/ DINING ROOM

Beautifully presented and attractively fitted with a modern range of shaker style fronted base level units comprising of cupboards and drawers with granite work surface over. Under mount ceramic sink set into base level unit with mixer tap, integrated raised double oven grill, inset four ring gas hob with extractor hood over. Decorative tiled splash back and further range of matching wall mounted units. Space for washing machine and dishwasher below work surface and space for American style fridge/ freezer. DINING AREA- Having ample space for dining table and chairs and being well lit with window to the front aspect. Chimney recess with exposed brickwork housing cast iron multi fuel burning stove with slate hearth. Picture railing and tiled flooring. Radiator.

INNER HALLWAY

With door leading from the lounge into the Inner Hallway with staircase leading to First Floor Landing. Radiator, and further door leading off,

BATHROOM

Newly fitted suite comprising of panelled bath, shower cubicle with waterfall head, WC and vanity unit with wash hand basin. Partially tiled walls, tiled flooring, wall mounted mirror with LED lighting. Heated towel rail and window to the rear aspect.

FIRST FLOOR LANDING

With stairs leading up from the Inner Hallway, window to the side aspect. Access to loft space, radiator and doors leading off,

PRINCIPAL BEDROOM

A good sized double bedroom with window to the front aspect. Tall ceiling allowing for double height fitted wardrobes proving plenty of space for garments. Two radiators, and steps leading up,

ENSUITE

With suite comprising of shower cubicle with panelled walls, vanity unit with wash hand basin, wall mounted mirror with LED lights. Radiator.

BEDROOM 2

With window to the front aspect. Radiator

BEDROOM 3

With window to the rear aspect. Radiator

TOILET

With WC and vanity unit with wash hand basin. Partially tiled walls and tiled flooring. Radiator

OUTSIDE

Composite door to the front aspect leading into the Entrance Hallway.

To the rear of the property door leads out to a courtyard area with access to refuge.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold . We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all mains are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B- again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website Monks.co.uk where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please

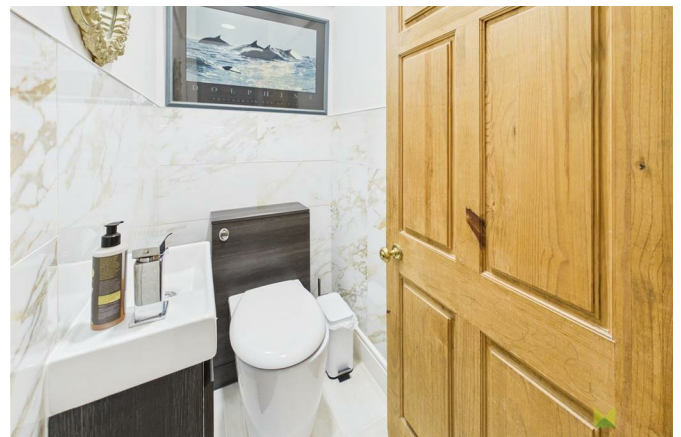
contact us for further details and competitive quotations.

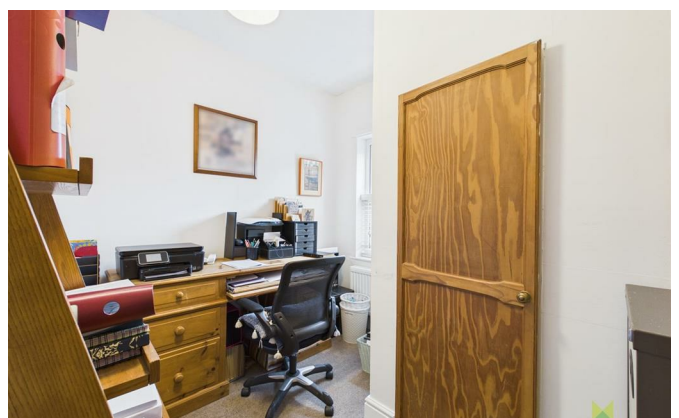
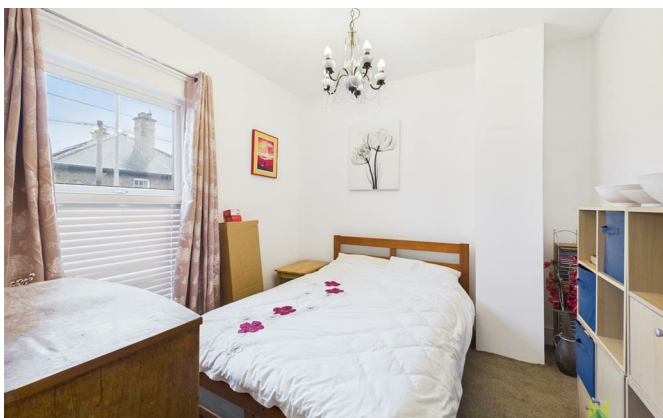
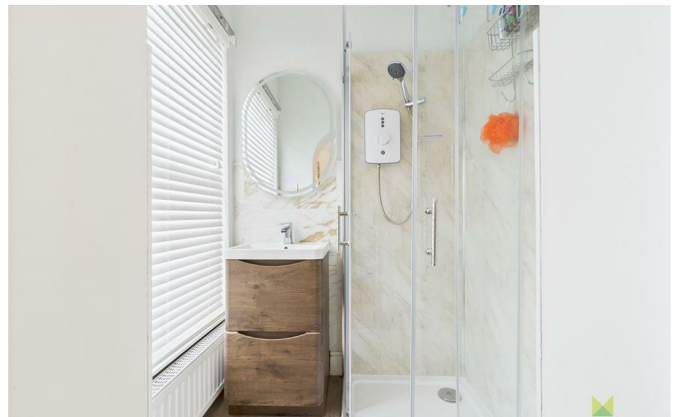
REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

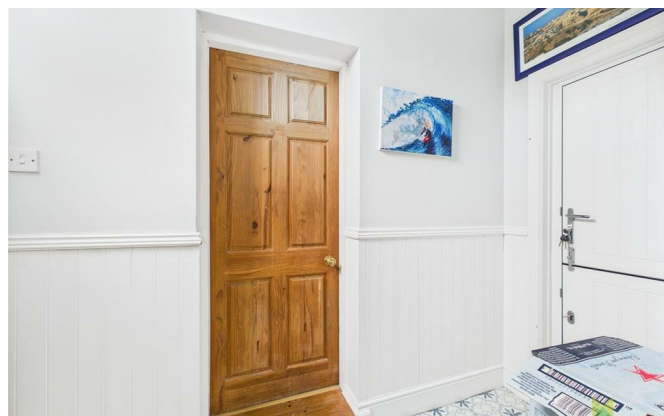
We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home.





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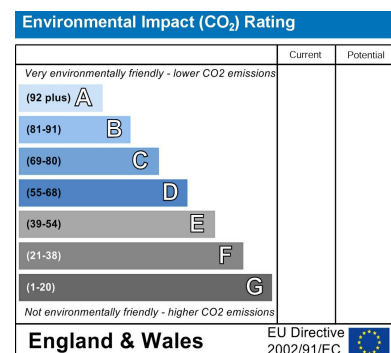
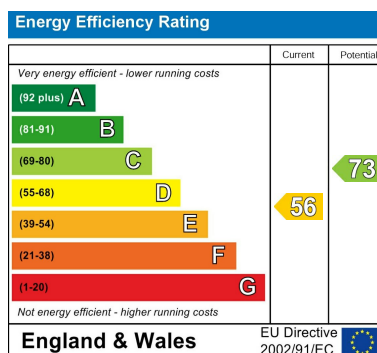
Oswestry office

16 Church Street, Oswestry,
Shropshire, SY11 2SP

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic



Monks for themselves and for the vendors of this property, whose agents they are give notice that:

- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.

- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.

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