

BOWEN

PROPERTY SINCE 1862



Monthly Rental Of £950.00

96 Tetchill Brook Road, Ellesmere, SY12 0FJ

🏠 3 Bedrooms

🚿 2 Bathrooms

96 Tetchill Brook Road, Ellesmere, SY12 0FJ



General Remarks

3 Bed Mid-Terrace House with Parking

Within walking distance of town centre & local facilities

Enclosed rear garden

EPC Rating 84|B Council Tax Band 'B'

Holding Deposit £219.00 Deposit £1096.00

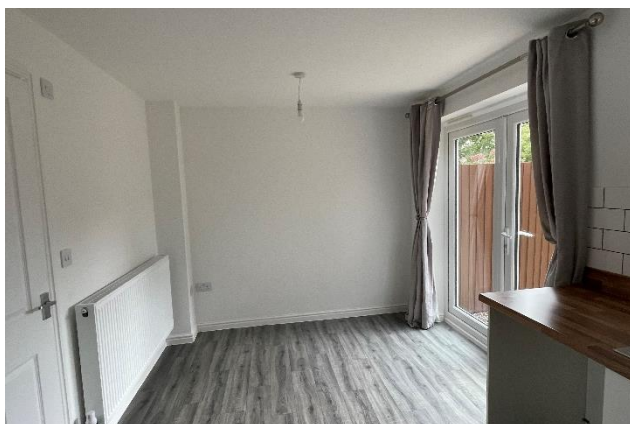
Location: Situated within the Lakeland market Town of Ellesmere, promoting an excellent range of local amenities, recreational facilities, and larger supermarkets. Ellesmere offers both primary schools, and secondary schools as well as the renowned Ellesmere College. The town is also ideally located 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.

Partly Glazed Entrance Door into Entrance Hall: wood effect flooring, radiator.

Cloakroom: wood effect flooring, low flush w.c., pedestal wash hand basin with tile splash, low level flush w.c., radiator.

Lounge: 14' 3" x 12' 0" (4.34m x 3.65m) Radiator, understairs store cupboard.

Kitchen/Dining Area: 15' 2" x 8' 10" (4.62m x 2.68m) Wood effect flooring, range of fitted base units with worktop surface and upstands above, partly tiled walls, 1.5 bowl stainless steel sink and drainer, built-in electric oven with 4 ring halogen hob above and extractor hood, space for washing machine. Radiator. Double patio doors opening onto the rear garden.



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.

Staircase to first floor & landing area:

Bedroom One: 9' 7" x 9' 3" (2.92m x 2.83m) Radiator

En-Suite Shower Room: 6' 4" x 5' 3" (1.94m x 1.61m) Enclosed tiled shower cubicle with mains fed shower, pedestal wash hand basin, low level flush w.c., radiator.

Bedroom Two: 9' 1" x 7' 7" (2.76m x 2.31m) Radiator.

Bedroom Three: 7' 6" x 5' 10" (2.28m x 1.78m) Radiator.

Bathroom: 6' 1" x 6' 0" (1.86m x 1.82m) matching suite comprising: panel bath with tile splash, pedestal wash hand basin, low level flush w.c., radiator.

Outside: The property is approached over a tarmac drive providing off road parking. EV charging point. The enclosed rear garden is mainly laid to lawn with a gate at the rear allowing side access to the front of the house. Timber garden shed, patio area and outside wall tap.

EPC Rating 84|B Council Tax Band 'B':

Holding Deposit £219.00:

Deposit £1096.00:

Tenure: We understand the property is freehold.

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 into Tetchill Brook Road, continue straight ahead and no: 96 can be found on the left handside identified by the agents for let board.

Further Information: Bowen is a member of and covered by the RICS Client Money Protection and all deposits are protected by TDS (The dispute Service Limited). Bowen is also a member of PRS (Property Redress Scheme) and licensed with Rent Smart Wales.





A property business
steeped in heritage
with a forward
thinking outlook.

bowen.uk.com

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