BOWEN

PROPERTY SINCE 1862



Asking Price £217,500

1 Diamond Way, Ellesmere, SY12 0FH

3 Bedrooms

2 Bathrooms

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1 Diamond Way, Ellesmere, SY12 0FH







General Remarks

A well-presented three-bedroom end-terrace house enjoying a corner plot location conveniently located within walking distance of Ellesmere town centre. Enclosed garden and parking.

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

Covered Entrance Porch:

Partly Glazed Entrance Door:

Entrance Hall: Tile floor, thermostat control switch, radiator, understairs store cupboard.

Living Room: 15' 2" x 10' 5" (4.62m x 3.18m) Dual aspect windows, two radiators.

Cloakroom: 5' 6" x 3' 1" (1.68m x 0.95m) Tile effect flooring, wash hand basin with tile splash, low level flush wc, extractor fan, radiator.

Kitchen/Diner: 15' 2" x 9' 1" (4.62m x 2.77m) Dual aspect windows, spotlights to ceiling and tile effect flooring.

Kitchen: 0' 0" x 0' 0" (0.00m x 0.00m) Spotlights to ceiling, range of fitted wall cupboards with matching base units with worktop surface above, & upstands, 1.5 stainless steel sink unit and drainer, integrated refrigerator/freezer, built-in electric fan assisted oven with 4 ring halogen hob, splash back & extractor hood over, spaces for washing machine and dishwasher.

Dining Area: Radiator. Double doors opening onto patio area and enclosed garden.

Spindle Staircase to First Floor and Landing Area: Radiator, access to roof space, built-in store cupboard.

Bedroom One: 9' 3" x 8' 7" (2.82m x 2.62m) Fitted sliding mirror door wardrobe to one wall, radiator.

Ensuite Shower Room: 9' 3'' x 3' 11'' (2.82m x 1.19m) Tile effect flooring. Fully tiled electric shower cubicle with mains fed shower, pedestal wash hand basin, partly tiled walls, low level flush wc, wall mirror, shaver point, heated towel rail, spotlights to ceiling, extractor fan.

Bedroom Two: 10' 6'' x 8' 2'' (3.21m x 2.48m) Radiator.

Bedroom Three: 10' 6'' x 6' 6'' (3.21m x 1.98m) Radiator.

Bathroom: 6' 7'' x 6' 4'' (2.01m x 1.94m) Matching suite comprising: panel bath with tile splash, pedestal wash hand basin with tile splash and wall mirror above, low level flush w.c, extractor fan, radiator.

Outside: The property enjoys a corner plot location with the front having a small privet hedge with lawns and mature shrubs. A concrete pathway leads to the front entrance door. To the side of the property is a parking area with a timber gate providing access into the enclosed garden, which is mainly laid to lawn with mature shrubs and trees. Corner stone seating area and patio area. Outside wall tap.

EPC Rating 78|C Council Tax Band 'C':







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

Local Authority: Shropshire Council, Guildhall, Frankwell Quay, Shrewsbury, SY3 8HQ Tel: 0345 678 9000

Services: Mains electricity, gas, water and drainage are understood to be connected.

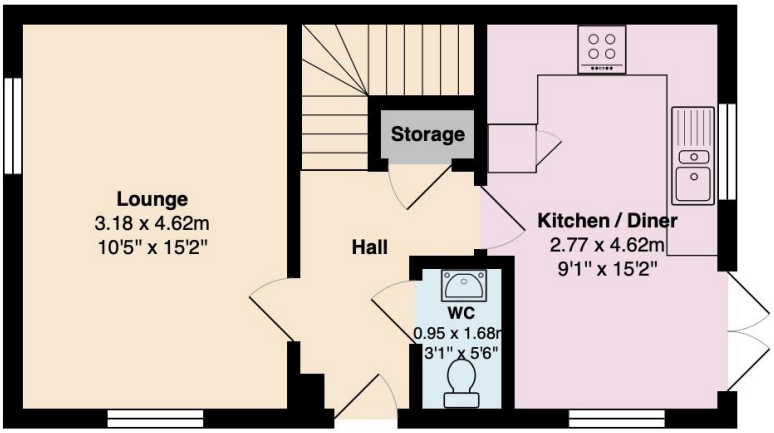
Directions: From the agent's office in The Square continue left along Scotland Street and proceed over the roundabout signposted for Whittington & Oswestry. At the traffic lights turn left signposted Canal Wharf. Continue straight ahead taking the first turning right into Diamond Way where No. 1 can be identified by the agents' For Sale board on the left handside.

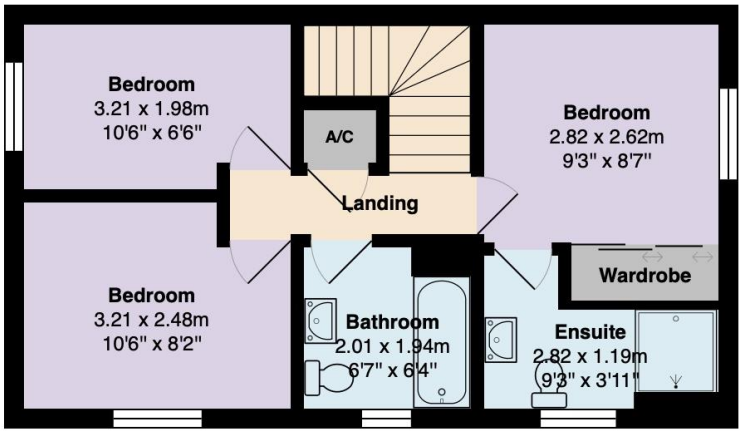
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1, Diamond Way, Ellesmere, SY12 0FH





Total Area: 77.2 m² ... 831 ft²

All measurements are approximate and for display purposes only

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.

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