44 Liverpool Road
Oswestry
SY11 1NN

MONKS

3 Bedroom House - Terraced
Offers In The Region Of £165,000

The features

- PERFECT FOR FIRST TIME BUYER OR INVESTOR
- ENVIABLE LOCATION CLOSE TO THE TOWN CENTRE
- 3 BEDROOM TERRACED PROPERTY
- ENCLOSED COURTYARD GARDEN
- ENERGY PERFORMANCE RATING D
- FOR SALE WITH NO ONWARD CHAIN
- LOUNGE WITH BAY WINDOW AND LOG BURNER
- BATHROOM FEATURING WHIRLPOOL BATH
- VIEWING HIGHLY RECOMMENDED

***** THREE BEDROOM TERRACED PROPERTY CLOSE TO TOWN CENTRE*****

An excellent opportunity to purchase this charming three bedroom home with generous sized rooms and perfect for first time buyers or investors having the benefit of no onward chain.

Occupying an enviable position in this much sort after location, a short stroll from the Town Centre, local amenities and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge/Dining Room, Three Bedrooms and Bathroom.

The property has the added benefit of double glazing, gas central heating and enclosed courtyard garden.

Viewings 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.

RECEPTION HALL
Front door leading into the Reception Hallway with staircase leading to the First Floor Landing. Radiator.

LOUNGE
A well lit room with bay window to the front. Log burner with slate hearth, media point. Radiator.

DINING ROOM
A good size and light room with window to the rear. Useful under stairs storage cupboard. Radiator.

KITCHEN
Fitted with range of wooden fronted units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with work surfaces over and having space beneath for washing machine. Inset 4 ring electric hob with extractor hood over and oven and grill. Two windows to the side, laminate flooring. Rear door leads a useful covered area, and path leading to the courtyard garden.

FIRST FLOOR LANDING
From the Reception Hallway there are stairs lead to the First Floor Landing. Access hatch providing access to the loft space. Doors leading off,

BEDROOM 1
A bright and generously proportioned room, naturally lit by two front-facing windows, radiator.

BEDROOM 2
A well-proportioned double bedroom featuring a rear-facing window, built-in cupboard housing the Worcester boiler, and a radiator.

BEDROOM 3
Single bedroom with window to the rear. Radiator.

BATHROOM
Featuring a whirlpool bath with shower attachment over, complemented by tiled surrounds, partially tiled walls, and tiled flooring. Heated towel rail.

OUTSIDE
To the front of the property, a paved pathway enclosed by brick wall leading to the front door.

To the rear, the garden has been thoughtfully designed for low maintenance, featuring a paved patio area, a useful wooden storage shed, and an alleyway providing convenient access to the front of the property.

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 main services are connected.

COUNCIL TAX BANDING
As taken from the Gov.uk website we are advised the property is in Band A - 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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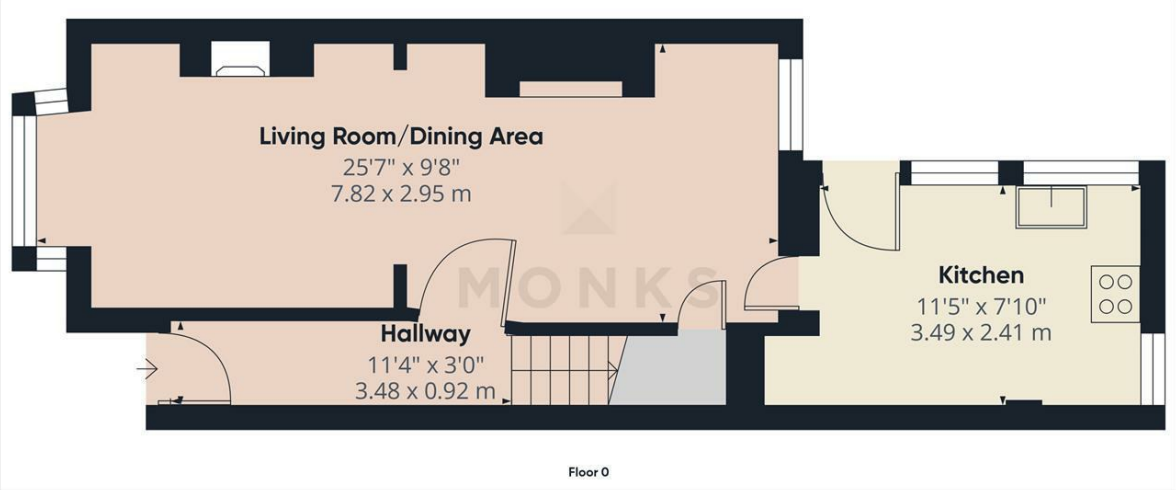

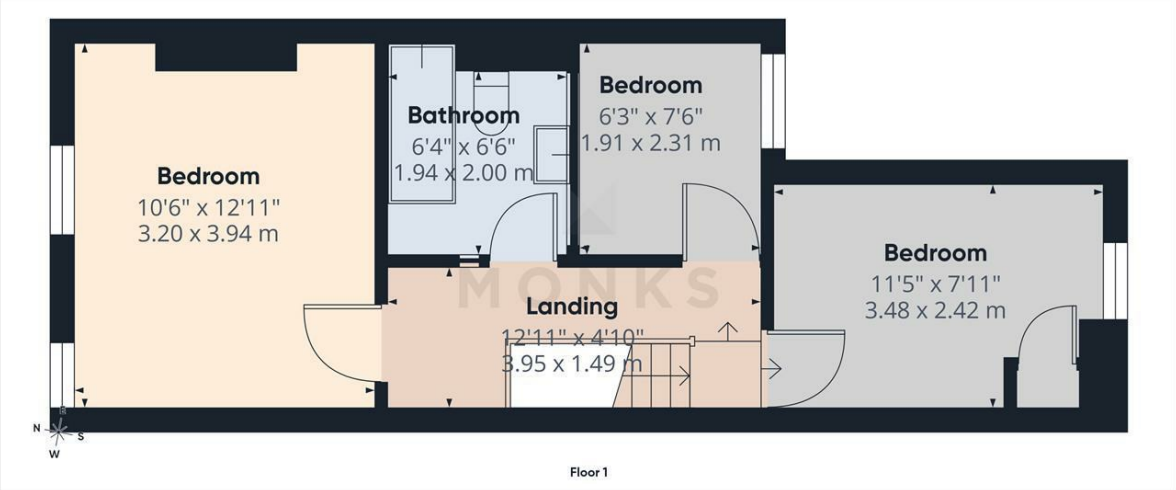

MONKS

Approximate total area(1)
737 ft²
68.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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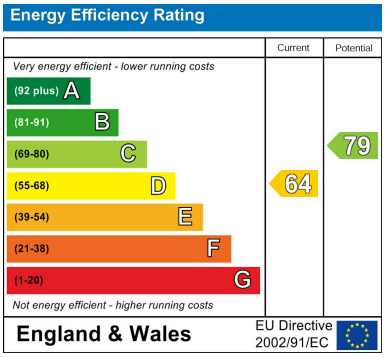

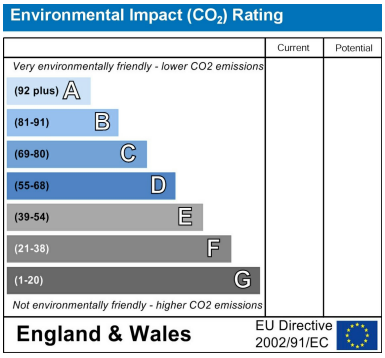

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We're available 7 days a week

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

Honest, **O**riginal, **M**otivated, **E**mpathetic

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.

• No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.

• Electrics and other appliances mentioned in these particulars have not been tested by Monks. Therefore prospective purchasers must satisfy themselves as to their working order.