

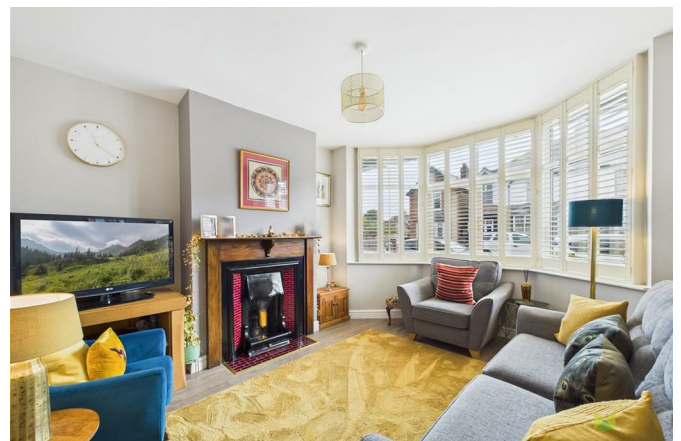
Hafod Weston Avenue Oswestry SY11 2BH



3 Bedroom House - Semi-Detached
Offers In The Region Of £255,000

The features

- BEAUTIFULLY PRESENTED FAMILY HOME
- SPACIOUS LOUNGE WITH FITTED BLINDS
- THREE GENEROUS SIZED BEDROOMS
- OFF ROAD PARKING TO THE REAR
- VIEWING ESSENTIAL
- OCCUPYING AN ENVIABLE POSITION CLOSE TO AMENITIES
- FITTED KITCHEN/ DINING ROOM WITH APPLIANCES
- FAMILY BATHROOM, TOILET AND CLOAKROOM
- ENCLOSED REAR GARDEN
- ENERGY PERFORMANCE RATING D



***** BEAUTIFULLY PRESENTED THREE BEDROOM HOME *****

An opportunity to purchase this beautifully presented three bedroom semi detached family home offering spacious and well presented living accommodation perfect for the growing family.

Occupying an enviable position near to the Market Town centre and having access to all of it's amenities. Further ease of access to the A5/ M54 motorway network being perfect for commuters.

Briefly comprising of Reception Hall, Lounge, Open Plan Kitchen/ Dining Room, Cloakroom, Three Bedrooms, Family Bathroom and separate Toilet.

Having benefit of gas central heating, double glazing, driveway with off road parking and enclosed rear garden.

Viewings essential

Property details

LOCATION

The property occupies an enviable position in a sought after location in the popular market Town of Oswestry. A short drive, or stroll from all the amenities of the Town Centre including schools, banks, supermarkets, independent stores, restaurants and public houses, doctors, and churches. There is ease of access to the A5 motorway network to both Chester and the County Town of Shrewsbury and the nearby railway station at Gobowen provides direct access to North Wales to the north and West Midlands and London to the south.

RECEPTION HALL

Covered entrance with door leading into the Reception Hall. Staircase leads to first floor landing. Wood effect laminate flooring. Radiator. Doors leading off,

LOUNGE

With bay window to the front aspect with fitted shutter blinds. Feature fireplace with surround and tiled hearth. TV and media point, Radiator.

OPEN PLAN KITCHEN/ DINING ROOM

The kitchen has been beautifully presented with a modern range of base level shaker style front units with work surface over. Inset Belfast sink with mixer tap. Integrated oven/ grill with inset four ring gas hob and extractor hood over. Integrated fridge/ freezer, washing machine and dishwasher with matching fascia panels. Further range of matching wall mounted units, partially tiled walls. Peninsular divide

with overhang and breakfast seating.

DINING AREA- with ample space for family dining, well lit with french doors leading out to the rear decked area. Further door leading out to Rear Garden and window to side aspect. Radiator.

CLOAKROOM

With WC and wash hand basin. Electric radiator.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing with window to the side aspect. Access to loft space, doors leading off,

BEDROOM 1

Well lit with window to front aspect with fitted shutter blinds. Feature fireplace. Radiator.

BEDROOM 2

Double bedroom with window to rear aspect. Radiator, feature fireplace.

BEDROOM 3

Window to front aspect with fitted shutter blinds. Radiator.

FAMILY BATHROOM

Suite comprising of double width walk in shower with waterfall head over and wash hand basin. Partially tiled walls, laminate flooring. Heated towel rail and window to rear aspect.

TOILET

With WC, partially tiled walls and window to side aspect. Radiator.

OUTSIDE

To the front of the property there is a pathway leading to the front door. Area laid with slate for ease of maintenance and enclosed with low level brick with and cast iron gate.

To the side of the property there is right of access leading to the rear garden where there is off road parking for two vehicles. The rear garden has a large decked area perfect for entertaining with friends and family. Are laid with gravel for ease of maintenance and enclosed with fencing.

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

We are advised the council tax is band C, however 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](https://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.

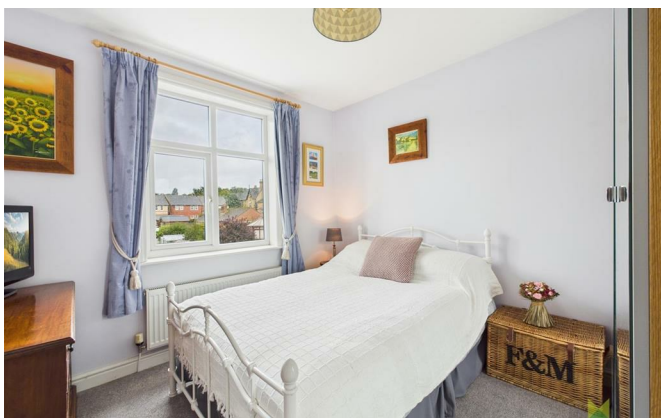
REMOVALS

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.

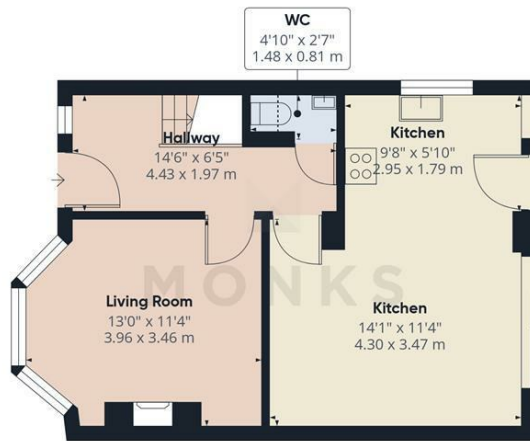




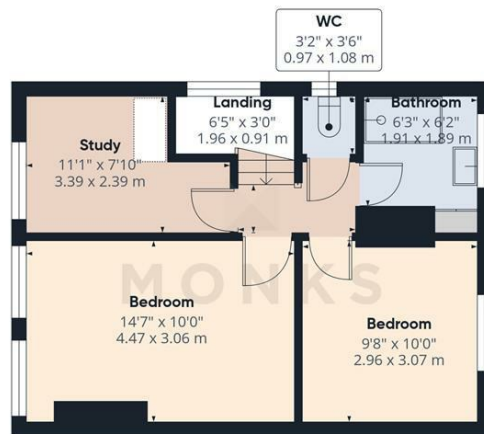
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Floor 0



Floor 1



Approximate total area^m
 848 ft²
 78.8 m²

Reduced headroom
 3 ft²
 0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360



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We're available 7 days a week

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

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	85

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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