105 Beatrice Street
Oswestry
SY11 1HP

MONKS

3 Bedroom House - Semi-Detached
Offers In The Region Of £240,000

The features

- BEAUTIFULLY PRESENTED THREE BEDROOM HOME
- GENEROUS AND VERSATILE LIVING ACCOMODATION
- SEPERATE DINING ROOM WITH ACCESS TO CELLAR
- USEFUL CELLAR PROVIDING ADDITIONAL STORAGE
- ENCLOSED REAR GARDEN WITH COMPOSITE DECKING
- THREE SPACIOUS DOUBLE BEDROOMS
- LOUNGE WITH BAY WINDOW AND FEATURE FIREPLACE
- MODERN FITTED KITCHEN WITH INTEGRATED OVEN
- FAMILY BATHROOM WITH BATH AND SHOWER OVER
- ENERGY PERFORMANCE RATING ' '

***** THREE BEDROOM PERIOD HOME *****

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

Occupying an enviable position in the heart of the popular market town of Oswestry having ease of access to a wealth of local amenities and transport links including the A5/ M54 motorway network and railway station at Gobowen.

Briefly comprising of entrance hallway, lounge, dining room, kitchen, three double bedrooms and family bathroom.

Having benefit of partial double glazing, enclosed good sized rear garden perfect for entertaining with friends and family and ample outdoor storage.

Viewings essential.

Property details

LOCATION
Beatrice Street is situated in a convenient and established residential area within the popular market town of Oswestry, providing excellent access to a wide range of everyday amenities including shops, supermarkets, schools, leisure facilities and local services. The property is also well placed for access to the town centre, while excellent transport links provide easy connections to the surrounding areas, with the A5 and M54 motorway network readily accessible. The nearby railway station at Gobowen provides further transport options, making the location well suited to both local and commuter needs.

ENTRANCE HALL
Covered entrance with partially glazed timber door leading into the entrance hall. Tiled flooring, panelled walls and door leading into,

LOUNGE
With bay window to the front aspect, feature fireplace, coved ceiling, wooden effect flooring. Radiator, leading into,

DINING ROOM
With staircase leading to the First Floor Landing, window overlooking the rear garden, chimney recess, wooden effect flooring, door and stairs leading down to the cellar. Further door leading into,

KITCHEN
The kitchen has been fitted with a modern range of base level units comprising of cupboards and drawers with work surface over. Single drainer composite sink, integrated oven/ grill with inset four ring hob and extractor hood over. Partially tiled walls, further range of wall mounted units, space below work surface for fridge and freezer. Window to the rear aspect and door leading out to the rear garden.

CELLAR
Stairs lead down to the Cellar providing ample space for storage.

FIRST FLOOR LANDING
Staircase leads from the Dining Area to the First Floor Landing. Doors leading off,

BEDROOM 1
With window to the front aspect. Period feature fireplace, Radiator.

BEDROOM 2
With window to the rear aspect, feature cast iron fire place. Radiator.

BEDROOM 3
With window to the front aspect. Radiator.

FAMILY BATHROOM
With window to the side aspect and suite comprising of panelled bath with shower head over. WC and wash hand basin. Partially tiled walls, tiled flooring. Radiator.

OUTSIDE
To the front of the property there is a courtyard and pathway leading to the entrance door and enclosed with hedges. Side access leads to the rear garden.
The rear garden has a composite decked area perfect for entertaining with friends and family, area laid with lawn and enclosed with flower border and brick wall.
Brick built sheds provide ample area for storage.

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 , 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 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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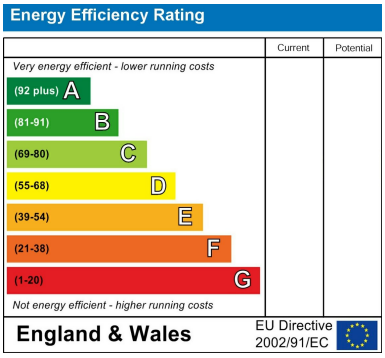

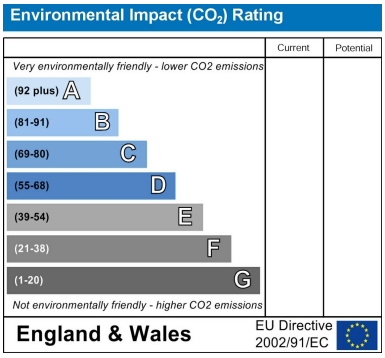

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We're available 7 days a week
HOME – four words that define who, and what we are:

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.