

# Patterdale Smelthouse Lane

## Pant Oswestry

### SY10 9QJ



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £273,500**

#### The features

- DECEPTIVELY SPACIOUS 3 BEDROOM DETACHED BUNGALOW
- ENVIABLE VILLAGE LOCATION WITH AMENITIES
- REFITTED KITCHEN/DINING ROOM WITH OVEN AND HOB
- OIL CENTRAL HEATING AND DOUBLE GLAZING
- NO UPWARD CHAIN, VIEWING RECOMMENDED.
- NEWLY REFURBISHED ACCOMMODATION
- RECEPTION HALL, LOUNGE WITH LOG BURNER
- 3 BEDROOMS AND BATHROOM
- DRIVEWAY WITH AMPLE PARKING, GARAGE AND GOOD SIZED GARDEN



### **\*\*\* NEWLY REFURBISHED DETACHED BUNGALOW \*\*\***

**An opportunity to purchase this 3 bedroom detached bungalow which offers deceptively spacious accommodation and is set in a good sized plot - and having scope for extension, if required, subject to the necessary consents. Perfect for those looking to downsize.**

**Occupying an enviable position in this popular self sufficient village boasting village store/post office, school, church, bus service and lovely countryside walks.**

**The accommodation briefly comprises Reception Hall, Lounge with feature log burner, good sized re-fitted Kitchen/Dining Room, Utility Store, 3 Bedrooms and Bathroom.**

**The property has been newly refurbished including re-wiring, central heating, double glazing, newly fitted kitchen, decor and carpeting. Set in a good sized garden and driveway with ample parking leading to the Garage.**

**Offered for sale with no upward chain.**

## **Property details**

### **LOCATION**

The property occupies an enviable elevated position with stunning views in the heart of this popular village, perfect for commuters with ease of access to the A5/M54 motorway network. Part is self sufficient with excellent facilities including school, general store, churches, restaurant/public house, recreational facilities, nearby golf club and lovely countryside walks. The busy market Town of Oswestry is a short drive away where you will find national and independent stores along with the Railway Station at Gobowen which has links to Shrewsbury, Chester and London.

### **RECEPTION HALL**

Covered entrance recess with tiled floor and double glazed door opening to L-shaped Reception Hall with radiator and access to roof space. Linen cupboard with shelving.

### **LOUNGE**

A lovely light room with windows to the front and side, wooden fire surround with tiled inset and hearth housing cast iron log burner, media point, radiator.

### **KITCHEN/DINING ROOM**

Another lovely light room having window to the side and double opening French doors leading onto the sun terrace and rear garden. The Kitchen has been refitted with range of white fronted units incorporating single drainer sink set into base unit. Further range of cupboards and drawers with round edge work surface over and having inset 4 ring hob with extractor hood over and oven and grill beneath, tiled surrounds and eye level wall units, radiator.

### **REAR ENTRANCE**

with door leading to the garden and off which lead

### **UTILITY STORE**

with space and plumbing for washing machine.

### **BOILER ROOM/STORAGE ROOM**

housing oil central heating boiler, window to the rear. This room would be ideal as a Cloakroom with WC.

### **BEDROOM 1**

A generous double room with window to the front, range of floor to ceiling fitted wardrobes with sliding doors, radiator.

### **BEDROOM 2**

with window to the side, radiator.

### **BEDROOM 3**

with window to the side, radiator.

### **BATHROOM**

with suite comprising panelled bath with electric shower unit over, wash hand basin and WC. Complementary tiled surrounds, radiator, window to the side.

### **OUTSIDE**

The property is set back from the lane and approached over driveway with parking for numerous vehicles and leading to the Garage which has up and over door and power.

The Front Garden has been laid for ease of maintenance to large gravelled area - which could provide additional parking. Side pedestrian access along either side of the property to the Rear Garden which has a paved sun terrace and good sized lawn with shrub and herbaceous beds and enclosed with wooden fencing.

### **GENERAL INFORMATION**

#### **TENURE**

We are advised the property is Freehold and would recommend this is verified during pre-contract enquiries.

#### **SERVICES**

We are advised that mains electricity and water supply service the property, and oil heating.

#### **COUNCIL TAX BANDING**

As taken from the Gov.uk website we are advised the property is in Band D - 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](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.

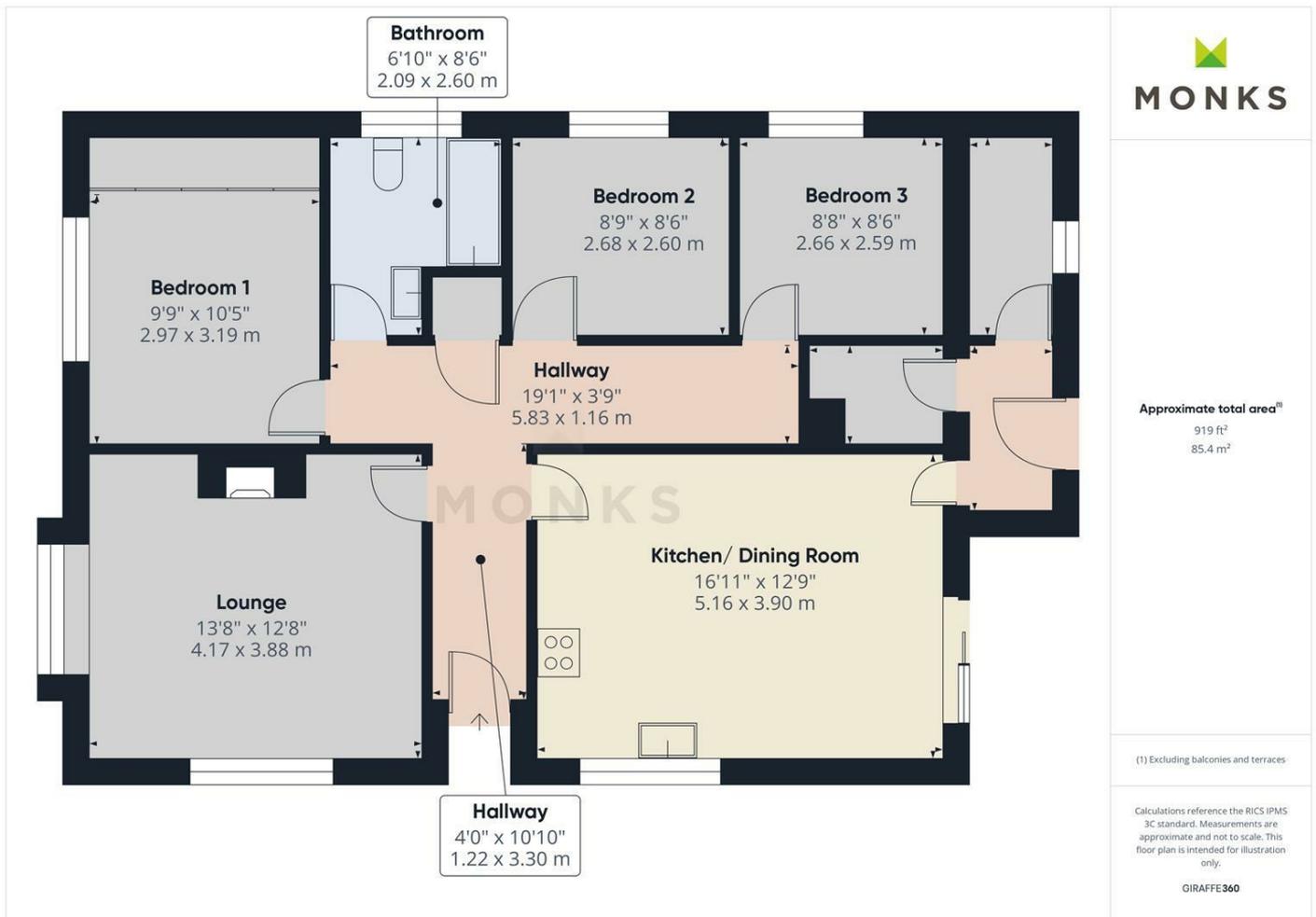
#### **NEED TO CONTACT US**

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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## Get in touch

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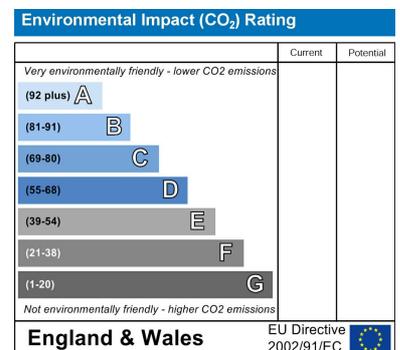
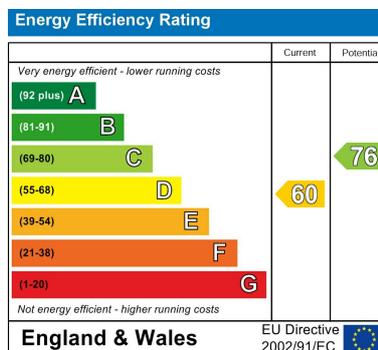
## Oswestry office

16 Church Street, Oswestry,  
Shropshire, SY11 2SP

## We're available 7 days a week

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

Honest, Original, Motivated, Empathetic



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