

28 The Terraces Morda Oswestry SY10 9NB



3 Bedroom House - Semi-Detached
Offers In The Region Of £325,000

The features

- IMPRESSIVE THREE BEDROOM SEMI-DETACHED HOME
- OPEN COUNTRYSIDE VIEWS
- OPEN PLAN KITCHEN/DINING ROOM
- CONSERVATORY
- VIEWING ESSENTIAL
- ENVIABLE VILLAGE LOCATION CLOSE TO OSWESTRY
- SPACIOUS LOUNGE WITH FEATURE LOG BURNER
- SEPERATE FAMILY ROOM
- GARAGE WITH CARPORT
- ENERGY PERFORMANCE RATING "



***** FABULOUS THREE BEDROOM FAMILY HOME WITH VIEWS *****

This excellent traditional semi detached home has been greatly enhanced to provide spacious and versatile living, ideal for today's modern lifestyle.

Occupying an enviable position on the edge of this popular and self sufficient village being a short drive from the busy market Town of Oswestry and A5/M54 motorway network.

Reception Hall with Cloakroom, Lounge with feature log burner, impressive open plan Living / Dining / Kitchen, 3 generous Bedrooms and family Bathroom.

The property has the benefit of gas central heating, double glazing, parking and gardens to the front and rear.

Viewing is essential to fully appreciate this impressive family home.

Property details

LOCATION

The property occupies an enviable position on the edge of this popular village with rural views to the front. Morda has good facilities including primary school, general store, public house, lovely countryside walks and ease of access to the A5/M54 motorway network. The busy market Town of Oswestry is a short drive away.

CONSERVATORY

Having double glazed entrance door opening into conservatory leading into

RECEPTION HALL

With oak flooring, useful under stairs storage, radiator.

CLOAKROOM

With WC and wash hand basin. Window to the side aspect. Radiator, tiled flooring.

LOUNGE

A beautifully light and airy reception room, enjoying an abundance of natural light from the front-facing bay window with views over the countryside.. The room boasts an attractive feature fireplace with log burner, complemented by exposed brickwork and wooden mantel beam. Oak flooring, Radiator, media point.

OPEN PLAN KITCHEN/DINING ROOM

Attractively fitted with a range of wooden shaker style fronted base level units comprising of cupboards and drawers with worksurface over. Undermount one and a half bowl sink and drainer. Space for freestanding range style cooker. Integrated dishwasher with matching fascia panel. Window to the side aspect, further range of matching wall mounted units, partially tiled walls and oak flooring.

FAMILY ROOM

With window to the rear, oak flooring, media point, radiator.

UTILITY ROOM

Cupboard unit to complement the Kitchen. There is space beneath the worktops for appliances. Window to the side, door leads to rear garden.

FIRST FLOOR LANDING

Stairs leads from the Reception Hall to the First Floor Landing, loft access with pull down ladder housing Worcester combi-boiler, Radiator.

PRINCIPAL BEDROOM

A generously proportioned double bedroom featuring a front-facing window with delightful rural views across the surrounding countryside. The room further benefits from built-in double wardrobes and a radiator.

BEDROOM 2

Double bedroom with window overlooking rear garden, radiator.

BEDROOM 3

With window to the front having the benefit of rural views across the surrounding countryside, radiator.

FAMILY BATHROOM

With window to the rear aspect, allowing for natural light, and is fitted with a stylish suite comprising a panelled bath with shower over, concealed WC and wash hand basin set within a

vanity unit. Complemented by tiled walls, an LED mirror and a heated towel rail, the room offers a practical contemporary finish.

OUTSIDE

To the front of the property there is a gravelled driveway offering ample off road parking, front garden laid with lawn and access leading to the conservatory. The front garden benefits from fabulous rural aspect views.

The rear garden benefits from a paved patio area covered garden seating area with timber pergola providing perfect space for entertaining with friends and family. Area laid with lawn, enclosed with fencing.

GARAGE/CARPORT

Door leads from the Utility Room, down the rear garden pathway to the garage with electric roller doors to the front, and carport to the side.

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 main electric, water and drainage services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band B - 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 3.00pm on Sunday, maximising every opportunity to find your new home.

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Get in touch

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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	

Environmental Impact (CO ₂) 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	

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