

# 42 Park Avenue Oswestry SY11 1BA



**3 Bedroom House - Mid Terrace**  
**Offers In The Region Of £270,000**

## The features

- PERIOD THREE BEDROOM TOWNHOUSE
- VERSATILE DINING ROOM/ OFFICE
- VERSATILE LIVING ACROSS THREE FLOORS
- ENCLOSED REAR GARDEN WITH PAVED SEATING AREA
- VIEWING ESSENTIAL
- LOUNGE WITH BAY WINDOW AND LOG BURNER
- FITTED KITCHEN AND BREAKFAST ROOM
- THREE DOUBLE BEDROOMS AND FAMILY BATHROOM
- ENERGY PERFORMANCE RATING "D"



**\*\*\* WELL PRESENTED 3 BEDROOM PERIOD HOME \*\*\***

**An opportunity to purchase this spacious and improved three bedroom mid terrace home, perfect for todays modern living. The property has original feature including cornice, feature fireplaces and exposed wooden flooring.**

**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.**

**Briefly comprising of Entrance Hallway, Lounge, Dining Room, Cellar, Kitchen/ Breakfast Room, Three Double Bedrooms and Family Bathroom**

**Viewings Highly Recommended.**

## **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.

### **ENTRANCE HALLWAY**

Covered porch entrance with composite door leading into the Entrance Hallway. Attractive tiled floor. high ceiling with coving and decorative Hallway Arch. Traditional style radiator, under stairs storage and staircase leads to the First Floor Landing. Doors lead off,

### **LOUNGE**

A welcoming room with a bay window to the front aspect with fitted shutter blinds, feature cast iron log burner set on a slate hearth with wooden mantel beam above. Exposed boarded floor,, cornice moulding. Radiator.

### **OFFICE/ DINING ROOM**

A versatile room currently used as a home office/ study. Fully glazed door leads out to the Rear Garden, feature cast iron fireplace with wooden surround and slate hearth with alcove shelving to the one side and cupboards to the other. Wooden effect flooring. Radiator.

### **KITCHEN/ BREAKFAST ROOM**

The kitchen has been attractively fitted with a range of wooden effect shaker style front base level units comprising of cupboards and drawers with worktop over. Inset double bowl drainer sink with mixer tap and window above overlooking the side aspect. Wall mounted plate rack and various shelving, space and plumbing amenities below worktop for washing machine and dishwasher, further space for tumble dryer and fridge/ freezer.

Breakfast Area- Space for breakfast seating with French Doors leading out to the Rear Garden. Tiled flooring throughout, vertical radiator and storage cupboard, further door leading down to the cellar

### **CELLAR**

### **FIRST FLOOR LANDING**

From the Entrance Hallway, stairs lead to the First Floor Landing with stained glass window to the side aspect, stairs leading to Bedroom 3 and further doors leading off. Radiator.

### **BEDROOM 1**

A well lit room with three windows to the front aspect with fitted shutter blinds , feature cast iron fireplace. Radiator

### **BEDROOM 2**

Another good sized room with window to the rear aspect, cast iron feature fireplace. Radiator.

### **BATHROOM**

A well presented four piece suite comprising of shower cubicle with power shower and aqua panelled walls, panelled bath, WC and wash hand basin with complimentary tiled splashback and cabinet above. Tiled flooring and window to the rear aspect, partially tiled walls, tiled flooring and heated towel rail.

### **BEDROOM 3**

Stairs lead from the First Floor Landing to Bedroom 3, which is well lit with skylights to the front and rear aspect.

### **OUTSIDE**

Paved pathway leads to the covered porch entrance, the front garden has been laid with gravel and slabs for ease of maintenance and enclosed by brick wall. To the rear there is a large paved patio area perfect for those who love to entertain with French doors leading into the Kitchen/ Breakfast room and further door leading into the Office/ Dining Room. Large area laid with lawn and pathway leading down the garden to a further paved patio area.

### **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 mains 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 2.00pm on Sunday, maximising every opportunity to find your new home.

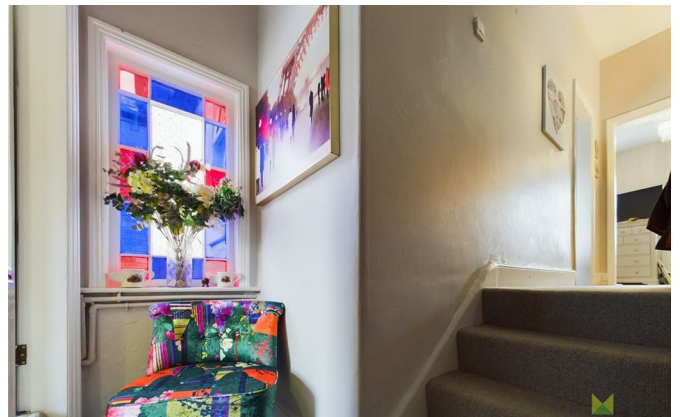






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## Get in touch

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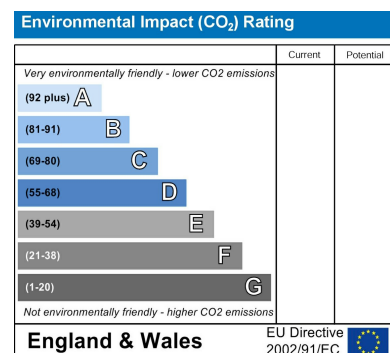
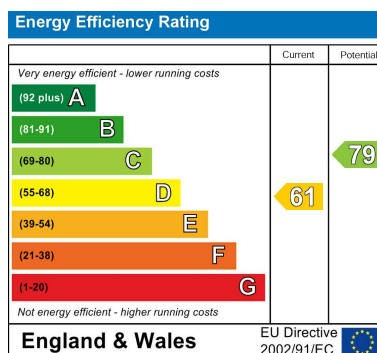
## Oswestry office

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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