

11 The Hawthorns Ellesmere SY12 9ER



3 Bedroom House - Semi-Detached
Offers In The Region Of £225,000

The features

- THREE BEDROOM FAMILY HOME
- PERFECT FOR THE GROWING FAMILY
- THREE BEDROOMS AND BATHROOM
- ENCLOSED REAR GARDEN WITH COVER
- ENERGY PERFORMANCE CERTIFICATE B
- ENVIABLE POSITION CLOSE TO AMENITIES
- LOUNGE/ DINING ROOM & KITCHEN
- DRIVEWAY WITH OFF ROAD PARKING
- INTERNAL INSPECTION REQUIRED



***** SPACIOUS THREE BEDROOM FAMILY HOME *****

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

Occupying an enviable position on the edge of the Market Town of Ellesmere having ease of access to wealth of local amenities and transport links.

Briefly comprising of entrance hall with cloakroom, lounge/ dining room, kitchen, three bedrooms and family bathroom.

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 on the edge of this popular North Shropshire market Town adjacent to open fields. Ellesmere boasts an excellent range of amenities including major supermarket, doctors, churches, restaurants/public houses, independent stores and many recreational facilities including the famous Mere and beautiful walks. For commuters there is ease of access to the County Town of Shrewsbury and the larger market Town of Oswestry along the A5/M54 motorway network.

ENTRANCE HALL

Covered entrance with door leading into the Entrance Hall. Staircase leads to the First Floor Landing. Radiator. Doors leading off,

LOUNGE/ DINING ROOM

With French doors leading out to the Rear Garden and further window overlooking the rear garden. Understairs storage cupboard. Tv and media points. Radiator.

KITCHEN

Fitted with a range of base level units comprising of cupboards and drawers with work surface over. One and a half bowl drainer sink set into base level units, integrated oven/ grill with four ring gas hob and extractor hood over. Space below work surface for washing machine and dishwasher and integrated fridge/ freezer with matching fascia panel. Further range of wall mounted units, window to the front aspect. Radiator,

CLOAKROOM

With WC and wash hand basin with tiled splashback. Radiator.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing. Two storage cupboards. Doors leading off,

BEDROOM 1

With window to the rear aspect. Radiator,

BEDROOM 2

With window to the front aspect. Radiator, fitted wardrobes.

BEDROOM 3

With window to the rear aspect. Radiator,.

FAMILY BATHROOM

With window to the front aspect and suite comprising of panelled bath with shower head over and tiled walls. WC and wash hand basin. Radiator.

OUTSIDE

To the front of the property there is a paved pathway leading to the entrance door. Double width parking space set to a side. further pathway provides access to the Rear Garden.

The rear garden has a paved patio with pergola over providing covered seating area perfect for entertaining. Area laid with lawn 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 and would recommend again that this is verified.

COUNCIL TAX BANDING

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

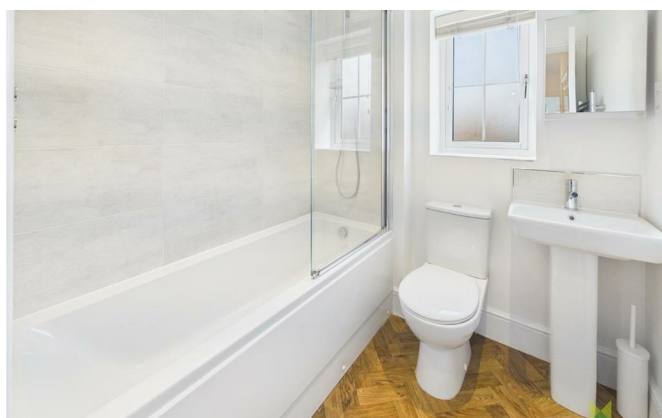
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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.

11 The Hawthorns, Ellesmere, SY12 9ER.

3 Bedroom House - Semi-Detached
Offers In The Region Of £225,000





Judy Bourne

Director at Monks
judy@monks.co.uk

Get in touch

Call. 01691 674567
Email. info@monks.co.uk
Click. www.monks.co.uk

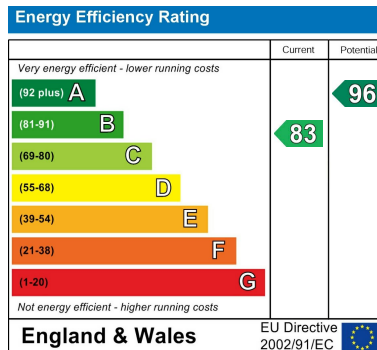
Oswestry office

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



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.