

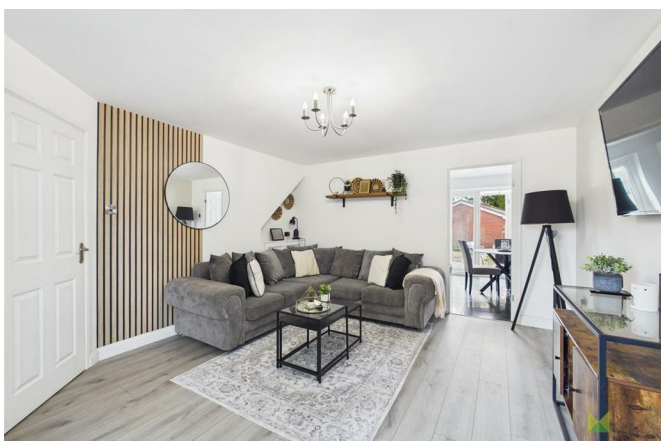
76 Maple Avenue Oswestry SY11 2SE



3 Bedroom House - Semi-Detached
Offers In The Region Of £210,000

The features

- WELL PRESENTED SEMI DETACHED HOME
- SPACIOUS LOUNGE WITH FRONT ASPECT
- THREE WELL PROPORTIONED BEDROOMS
- GAS HEATING | PARTIAL DOUBLE GLAZING
- ENCLOSED REAR GARDEN WITH PATIO
- POPULAR RESIDENTIAL AREA CLOSE TO AMENITIES
- ATTRACTIVE KITCHEN AND DINING ROOM
- WELL APPOINTED FAMILY BATHROOM
- DRIVEWAY AND GARAGE WITH AMPLE PARKING
- ENERGY PERFORMANCE RATING ' '



*** 3 BEDROOM SEMI DETACHED HOME ***

An excellent opportunity to purchase this neatly maintained and improved 3 bedroom semi detached house - perfect for first time buyer or a growing family.

Occupying an enviable position in this popular location, close to local amenities and a short stroll from the Town Centre. For commuters there is ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, Lounge, Kitchen/Dining Room, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking and enclosed rear garden.

Viewing recommended.

Property details

LOCATION

The property occupies an enviable position in the heart of this popular Market Town a pleasant stroll from all of its amenities including supermarkets, independent stores, restaurants/public houses, cafe's, schools, recreational facilities and parks. For commuters there is ease of access to the A5/M54 motorway network and the nearby railway station at Gobowen which has links to Shrewsbury, Chester and London.

RECEPTION HALL

Front door leading into the entrance hallway. Staircase leads to the first floor landing, Radiator, door leading off,

LOUNGE

With window overlooking the front aspect, partially panelled walls. Radiator, TV and media point, door leading into,

KITCHEN

The kitchen has been attractively fitted with a range of base level units with work surface over. Single drainer sink set into base level unit, space for double width oven, with extractor hood over. Space for American style fridge/ freezer, partially tiled walls and further range of wall mounted units, Tiled flooring. Window to the rear aspect and doors leading into the Rear Garden.

FIRST FLOOR LANDING

Stairs lead from the Reception Hall to the First Floor Landing. Radiator, window to the side aspect. Doors leading off,

BEDROOM 1

With window to the front aspect, panelled walls. Radiator,

BEDROOM 2

With window to the rear aspect. Radiator.

BEDROOM 3

With window to the front aspect. Radiator.

BATHROOM

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

OUTSIDE

To the front of the property there is a large area laid with lawn and pathway leading to the entrance door.

To the rear of the property there is ample off road parking spaces and leading to the Garage. The rear garden has a paved patio area perfect for entertaining with friends and family, area laid with lawn, pathway leading down the garden 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.

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

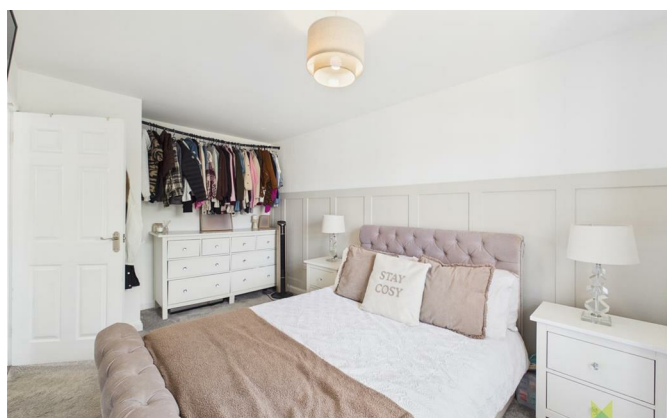
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

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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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

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	

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.
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