

93 Berwyn View Ellesmere SY12 0DP



**3 Bedroom House - Semi-Detached
Offers In The Region Of £175,000**

The features

- MATURE 3 BEDROOM SEMI DETACHED HOUSE
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- SPACIOUS KITCHEN/DINING ROOM
- LOVELY ESTABLISHED AND MATURE GARDENS
- ENVIALE ELEVATED LOCATION WITH VIEWS OVER THE TOWN
- LOUNGE WITH FEATURE BAY WINDOW
- 3 BEDROOMS AND BATHROOM
- IDEAL FOR FIRST TIME BUYER



*** MATURE 3 BEDROOM SEMI DETACHED HOUSE ***

This 3 bedroom semi detached house offers spacious accommodation, ideal for a growing family.

Occupying an enviable slightly elevated position on the edge of the Town with lovely aspect to the fore and being a short stroll from the Town's amenities.

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

The property has the benefit of gas central heating, double glazing, mature well screened gardens.

Offered for sale with no upward chain.

Property details

LOCATION

RECEPTION HALL

Deep covered entrance porch with wooden and glazed door with side screen opening to Reception Hall with wooden effect flooring, radiator.

LOUNGE

Having feature walk in bay window overlooking the front with aspect over the Town. Wooden fire surround housing electric fire, media point, radiator.

KITCHEN/DINING ROOM

fitted with range of wooden fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of matching base units comprising cupboards and drawers with work surfaces over and having space for appliances, built in fridge with matching facia panel, larder unit and range of wall mounted units including glazed display cabinets. Window overlooking the rear, Dining area with double opening French doors leading to the garden, radiator, tiled flooring throughout.

FIRST FLOOR LANDING

From the Reception Hall staircase leads to First Floor Landing with access to roof space and off which lead

BEDROOM 1

having window to the front with lovely open aspect over the Town, fitted double wardrobe with mirror fronted sliding doors, radiator.

BEDROOM 2

with window to the rear, built in wardrobes and desk area, radiator.

BEDROOM 3

with window to the front, again with lovely aspect over the Town, fitted storage, radiator.

SHOWER ROOM

With suite comprising fully tiled shower cubicle with direct mixer shower unit, wash hand basin, bidet and WC. Complementary tiled surrounds, radiator, window to the rear.

OUTSIDE

The property occupies an enviable slightly elevated corner plot on the edge of this popular location, offering a good level of privacy and being well screened by tall mature hedging and specimen trees. The Front and side gardens are laid to lawn.

Pedestrian access leads to the Rear Garden which has been laid for ease of maintenance to paved and gravelled seating areas with ornamental garden pond with well stocked flower, shrub and herbaceous beds. Range of brick storage sheds.

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 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.

93 Berwyn View, Ellesmere, SY12 ODP.

3 Bedroom House - Semi-Detached
Offers In The Region Of £175,000





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	73	
(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.
- 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.