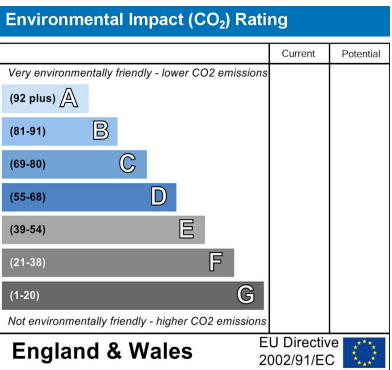
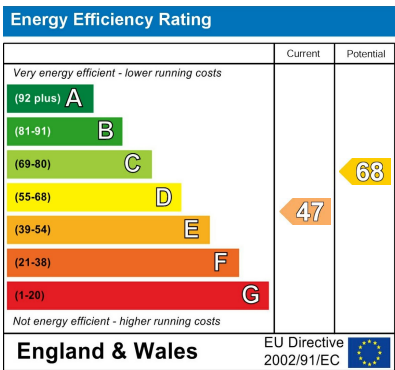


WOODHEAD
OSWESTRY SALES & LETTINGS



Avondale By Pass Road, Oswestry, SY11 3NG

Offers in the region of £245,000

No Onward Chain - WOODHEAD'S are pleased to bring to the sales market this Three Bedroom Semi-Detached Family Home set in a desirable location offering a GARAGE, DRIVEWAY and FRONT and REAR GARDENS. In brief, the accommodation affords a porch, entrance hall, living room, dining room, kitchen, first floor landing, three bedrooms and bathroom. Externally there are front and rear gardens, a driveway for parking and garage. Viewings are highly recommended to appreciate the property's location, presentation, and position.



We sell houses, We win awards, because We care

12 Leg Street, Oswestry, Shropshire SY11 2NL **T:** 01691 680044 **F:** 01691 662999
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Gobowen

Gobowen has a range of shops, a pharmacy and schools. There are two churches — Anglican and United Reformed. There are around 20 organisations offering activities in which to participate. Local tourist attractions include Park Hall Countryside Experience, Chirk Castle, Whittington Castle and the Shropshire Union Canal. The Robert Jones and Agnes Hunt Orthopaedic Hospital is sited nearby. The village has regular bus links to Oswestry, St Martins, Ellesmere and Wrexham. The railway station gives connections to Wrexham, Chester, Shrewsbury, Holyhead and the North Wales Coast, Cardiff and Birmingham.

Porch

2.07 x 0.66 (6'9" x 2'1")

Part glazed front door leading into -

Entrance Hall

4.34 x 2.05 (14'2" x 6'8")

With understairs storage cupboard, stairs leading to the first floor, and doors leading into -

Lounge

4.00 x 4.61 (13'1" x 15'1")

With a front aspect bay window, feature fireplace, carpet flooring, and ceiling light.



Dining Room

3.73 x 3.43 (12'2" x 11'3")

With a rear aspect window, feature fireplace. carpet flooring, and opening through to the Kitchen.

Kitchen

2.39 x 2.24 (7'10" x 7'4")

With a range of base and eye level units with worktop over, stainless steel sink with mixer tap and drainer, rear aspect window, four ring gas hob and extractor hood over, void for plumbing and appliances, and ceiling light.



Back Porch

0.92 x 1.56 (3'0" x 5'1")

With a doorway leading to the rear enclosed garden.

Primary Bedroom

4.78 x 4.00 (15'8" x 13'1")

With a front aspect bay window, feature fireplace, and carpet flooring.



Second Bedroom

2.84 x 3.41 (9'3" x 11'2")

With a rear aspect window, feature fireplace, dual fitted wardrobes, and carpet flooring.

Third Bedroom

2.04 x 2.69 (6'8" x 8'9")

With a front aspect window, and carpet flooring.

Bathroom

2.85 x 1.45 (9'4" x 4'9")

With dual aspect windows, panel enclosed bath, low level W.C., pedestal wash hand basin, storage cupboard, and carpet flooring.



External

Front Aspect

To the front of the property there is a driveway offering ample parking leading to the side elevation with a carport, and an area laid to lawn with plants and shrubbery.

Rear Aspect

Beautiful rear garden mainly laid to lawn with fence to boundary, access to the single garage, paved patio entertainment area, as well as benefitting an array of trees, plants and shrubbery surrounding the garden.

Garage

With side hinged garage doors, power and lighting.

Tenure

We are advised that the property is Freehold and this will be confirmed by the vendors' solicitors during pre-contract enquiries.

Services

We have been informed by the seller that the property benefits from mains water, mains drainage, gas central heating. We have not tested any services, therefore no warranty can be given or implied as to their working order.

Particulars

These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute or form any part of any contract. All measurements, areas and distances are approximate and floor plans and photographs are for guidance purposes only. Woodhead Sales and Lettings has no authority to make or give any representation or warranty whatsoever in relation to the property. If you are travelling some distance contact the office if you require any further information or clarification.

Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify that they are in working order, fit for their purpose or within

the ownership of the seller. Therefore, the buyer must assume that the information given is incorrect. Neither has the agent checked the legal documentation to verify legal status of the property. Buyers must assume that the information is incorrect until it has been verified by their solicitors or legal advisers. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements him/herself before committing to any expense. Measurements may be rounded up or down to the nearest three inches, as appropriate.

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts .

Misrepresentation Act 1967

These details are prepared as a general guide only and should not be relied upon as a basis to enter into a legal contract or to commit expenditure. Interested parties should rely solely on their own surveyors, solicitors or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon information from the agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested .

Viewings

By appointment through the selling agents. Woodhead Oswestry Sales & Lettings Ltd, 12 Leg Street, Oswestry, Shropshire, SY11 2NL. Tel: (01691) 680044. Negotiations: All interested parties are respectfully requested to negotiate directly with the Selling Agents.

Hours Of Business

Monday - Friday 9.30am - 5.00pm
Saturday 9.00am - 1.00pm
Sunday Closed.