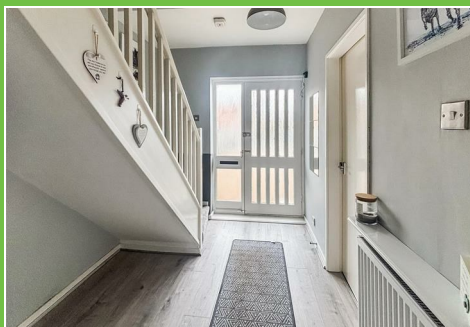


# Town & Country

Estate & Letting Agents



**60 Maple Avenue, Oswestry, SY11 2SE**

**£179,950**

In a popular residential area of Oswestry, this delightful terraced house offers a perfect blend of comfort and convenience. The property has been improved by the current owner and features a well-proportioned reception room that serves as an ideal space for relaxation or entertaining guests. The house boasts two double bedrooms, providing ample space for a small family or couple. Situated in a friendly neighbourhood, with local amenities, transport links and schools nearby. Whether you are a first-time buyer or looking to downsize this home is ready for its new owners.

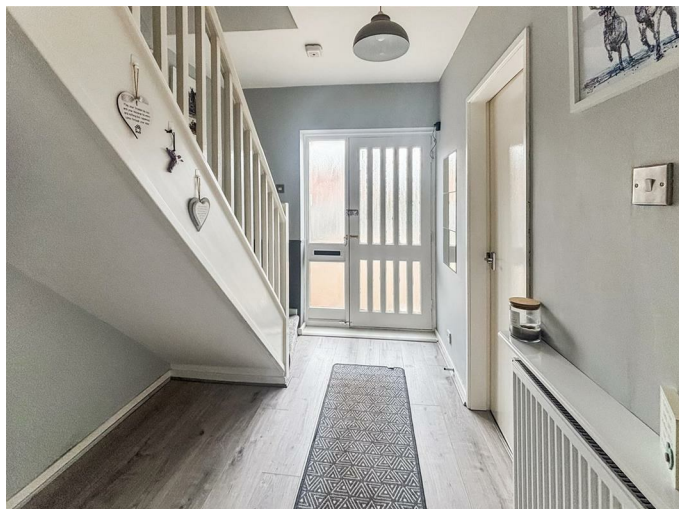


## Directions

From the Town Centre take the Salop Road heading out of Oswestry. Carry onto the Shrewsbury Road turning left onto College Road, after the Leisure Centre turn right onto Hazel Grove and then right again onto Maple Avenue. The property will be observed by our For Sale board on the right hand side.

## Accommodation Comprises;

### Hallway



With door and glazed panel to the front, radiator and laminate flooring, doors to the lounge and kitchen and stairs to the first floor.

### Lounge 19'2" x 11'7" (5.85 x 3.55m)



The spacious lounge has a window to the front and to the rear, radiator and plenty of space for a dining table and chairs. A door leads to the kitchen.

## Lounge Additional Photograph



### Kitchen 8'2" x 10'4" (2.50 x 3.15m)



The kitchen has a window and door to the rear, newly fitted base and wall units with contrasting work surfaces over, space for electric cooker with extractor fan over and plumbing and space for a washing machine, space for a freestanding fridge freezer, laminate flooring, a radiator and a door to a pantry cupboard with shelving.

## Kitchen Additional Photograph



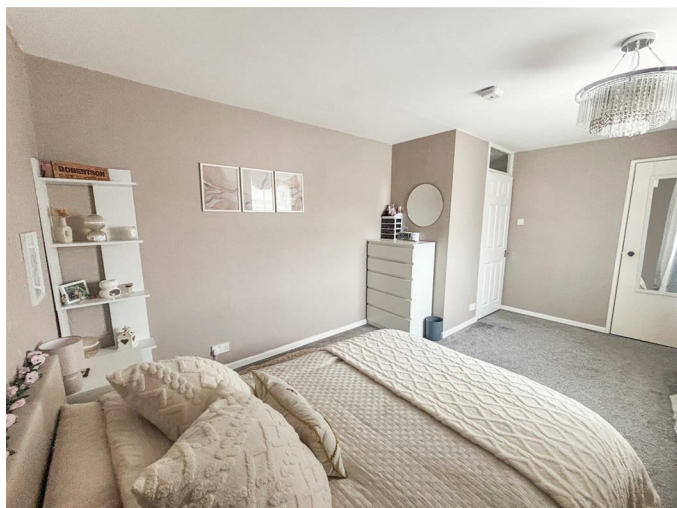


## Landing



Doors lead to the bedrooms, W/C and bathroom.

## Bedroom One 15'7" x 9'2" (4.75 x 2.80m)



A good sized double room with a window to the front, radiator and walk in storage cupboard/wardrobe with hanging rail and housing the central heating boiler.

## Bedroom Two 11'3" x 9'6" (3.45 x 2.90m)



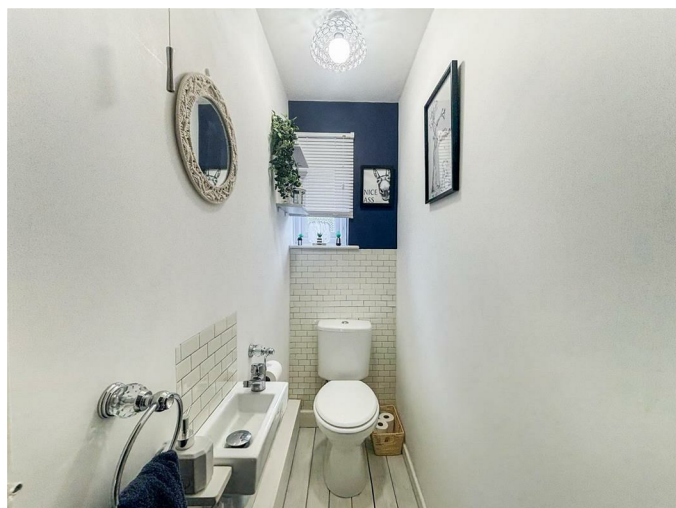
Another double room with a window to the rear and a radiator.

## Bathroom



With a window to the rear, wash hand basin, bath with shower over, radiator and laminate flooring.

## Separate W/C



Newly refurbed W/C with wash hand basin, wooden flooring and a window to the rear.

## Driveway



The gravelled double width driveway provides plenty of parking, a path leads to the rear.



## Rear Garden



The good sized rear garden is fenced all round and has two areas laid to lawn with a concrete patio. The garden has great potential for improvement. A gate leads to the passageway for bin access. The garden is private with no access for other properties.

### Brick Built Outhouse 7'9" x 5'8" (2.37 x 1.75m)

A useful dry space providing plenty of storage.

### Tenure/Council Tax

We understand the property is freehold although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council and we believe the property to be in Band A.

### Hours Of Business

Our office is open:  
Monday to Friday: 9.00am to 5.00pm  
Saturday: 9.00am to 2.00pm

### To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

### To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

### Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering

Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

### Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) - VERY COMPETITIVE FEES FOR SELLING.

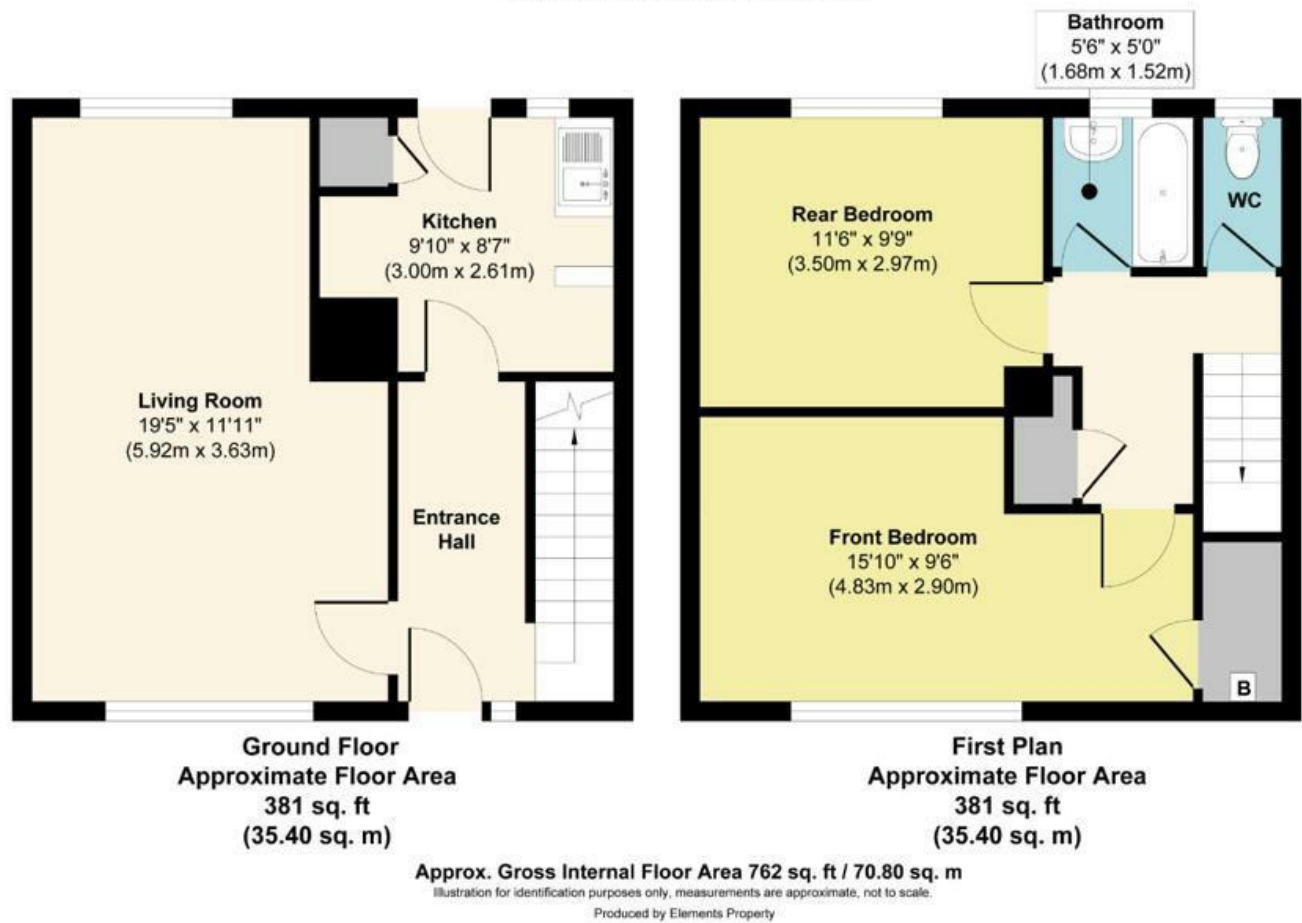
### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

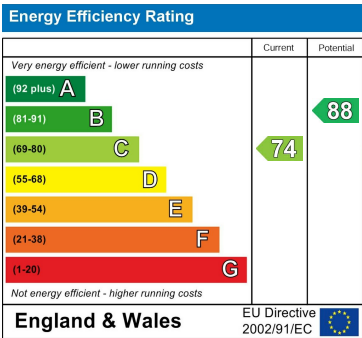
60 Maple Avenue, Oswestry



Area Map



Energy Efficiency Graph



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