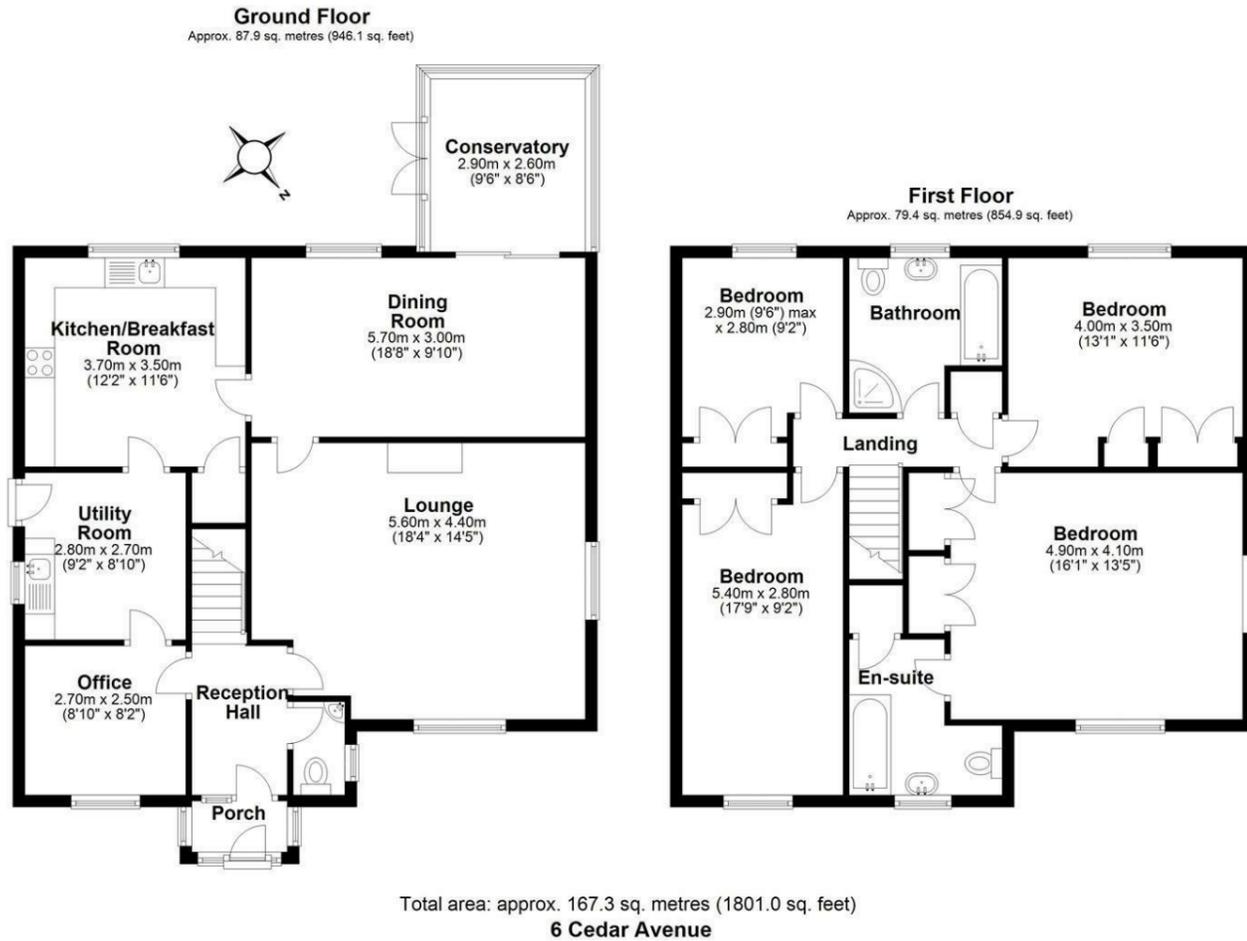


FOR SALE

6 Cedar Avenue, Ellesmere, SY12 9PA



FOR SALE

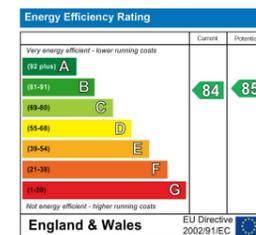
Offers in the region of £384,995

6 Cedar Avenue, Ellesmere, SY12 9PA

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A substantial four-bedroom detached family home providing over 1,800 sq ft of spacious living accommodation with scope for modernisation, accompanied by a detached double garage and generous garden, situated in a private and select position on the edge of Ellesmere.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Oswestry (8 miles), Shrewsbury (16 miles), Chester (28 miles)

(All distances approximate)



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Well Proportioned Family Home
- Over 1,800 sq ft
- Generous Gardens
- Scope for Modernisation
- Driveway and Double Garage
- Desirable Location

DESCRIPTION

Halls are delighted with instructions to offer 6 Cedar Avenue in Ellesmere for sale by private treaty.

6 Cedar Avenue is an impressive four-bedroom detached family home which provides generously proportioned living accommodation extending to over 1,800 sq ft and now offering excellent potential for modernisation, whilst comprising, on the ground floor, an Entrance Porch, Reception Hall, Living Room, Kitchen/Breakfast Room, Dining/Family Room, Utility Room, Office, and Cloakroom, together with four first-floor Bedrooms (the Master enjoying an En-Suite) and a family Bathroom.

The property is positioned within generous gardens which extend, in all, to around 0.21 acres – a rarity for such a conveniently situated home, with well-maintained front gardens which feature an expanse of lawn interspersed by floral and herbaceous beds and flanked by a large driveway which culminates at a detached double garage; with, to the rear, further areas of lawn, a patio area, pond, and a range of floral beds.

SITUATION

Cedar Avenue enjoys a private yet convenient position on the edge of Ellesmere and retains a walking-distance proximity to the town's many amenities, which include, briefly, Supermarket, Doctors Surgery, Public Houses, Eateries, and an array of independent shops, whilst also be well situated for easy access to the wider areas and, in particular, the larger towns of Oswestry, Whitchurch, and Shrewsbury, with the cities of Chester and Wrexham both lying within reasonable commuting distance.

SCHOOLING

Within a short drive are a number of well-regarded state and private schools, including Ellesmere College, Lakelands Academy, Moreton Hall, Oswestry School, and Shrewsbury School, as well as the King's and Queen's Schools and Abbeygate College in Chester.

W3W

///unlisted.bonds.proud

DIRECTIONS

From our Ellesmere office, proceed north along Cross Street and, when reaching a mini-roundabout, take the first exit onto Willow Street. Continue along Willow Street for around 0.1 miles until a right hand turn (signposted St.Martins) leads onto Trimpey Street; continue along this road for around 0.3 miles until a left hand turn leads onto Cherry Drive, where, immediately after, a further left hand turn provides access into Cedar Avenue, where the property will be positioned shortly after on the right, identified by a Halls "For Sale" board.

THE PROPERTY

The property provides principal access into a useful Entrance Porch, ideal for storing muddy boots and coats after walks in the surrounding countryside; from here, a door opens into a Reception Hall with access immediately to the right into a Cloakroom, with, just past this, a further door opening into a spacious Living Room with dual-aspect windows overlooking the side and the well-tended front gardens.

From the Living Room, a door provides access into a well-proportioned and versatile Dining Room, which could readily serve as a Family Room or second Reception Room, with sliding doors leading out to a Conservatory with views across the impressive rear Gardens. Also access from the Dining Room is the Kitchen, which contains a range of base and wall units alongside a rear-aspect window and ample space for a breakfast table, as well as a recessed storage cupboard situated beneath the stairs.

From the Kitchen, the ground floor segues into a practical Utility Room with further base units and rear access door, this opening into an Office/Guest Bedroom, ideal for those working from home, with the Office leading back into the Reception Hall.

Stairs Rise from the Reception Hall to a first floor landing, where doors allow access into four well-proportioned bedrooms, all of which benefit from integrated wardrobe/storage cupboards and with the Master Bedroom enjoying an En-Suite Bathroom. The internal accommodation is completed by a first floor family Bathroom.

OUTSIDE

The property enjoys a particularly attractive position on the perimeter of this well-regarded development and is situated within gardens which extend, in all, to around 0.21 acres. Accessed onto a sweeping tarmac driveway which provides space for a number of vehicles and culminates at a detached double garage with two metal up-and-over front access doors with power and light laid on; the front gardens comprise an expansive lawned area interspersed by a range of well-stocked floral and herbaceous beds, alongside, most notably, a mature eucalyptus tree.

To the rear of the property are further gardens which are larger than is typical for similar properties and currently feature a number of areas of lawn interspersed with, and bordered by, established floral and herbaceous beds, sitting alongside a substantial paved patio area which represents an ideal space for outdoor dining and entertaining and which leads on to a garden pond. With a secondary garden access situated to the far side of the garage leading on to a side area which is ideal for bin or compost storage etc.

THE ACCOMMODATION COMPRISES

- Ground Floor -
- Entrance Porch:
- Reception Hall:
- Living Room: 5.60m x 4.40m
- Dining Room: 5.70m x 3.00m
- Kitchen/Breakfast Room: 3.70m x 3.50m
- Utility Room: 2.80m x 2.70m
- Office: 2.70m x 2.50m
- Cloakroom:

- First Floor -
- Bedroom One: 4.90m x 4.10m
- En-Suite:
- Bedroom Two: 4.00m x 3.50m
- Bedroom Three: 5.40m x 2.80m
- Bedroom Four: 2.90m x 2.80m
- Family Bathroom:

SERVICES

We understand that the property has the benefit of mains electricity, gas, drainage and mains water.

TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in band 'E' on the Shropshire Council Register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, Tel: 01691 622602.