



FOR SALE

Offers In Excess Of £275,000

22 Telford Avenue, Ellesmere, Shropshire, SY12 0GE

A well presented detached four-bedroom family home benefitting from attractive gardens and generous driveway parking, pleasantly situated in a "tucked away" position within a popular cul-de-sac on the edge of the north Shropshire town of Ellesmere.



FOR SALE

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

All distances approximate.



- **Detached family house**
- **Presented to a high standard**
- **Well designed accommodation**
- **Quiet cul-de-sac location**
- **Attractive rear gardens**
- **Popular edge of town location**

DESCRIPTION

Halls are delighted with instructions to offer 22 Telford Avenue, Ellesmere, for sale by private treaty.

22 Telford Avenue is a well presented detached four-bedroom family home benefitting from attractive gardens and generous driveway parking, pleasantly situated in a "tucked away" position within a popular cul-de-sac on the edge of the north Shropshire town of Ellesmere.

The internal accommodation, which provides a sociable and family friendly layout including, on the ground floor, a Reception Hall, Living Room, Kitchen/Dining Room, Utility Room and downstairs Cloakroom together with four first floor Bedrooms (Bedroom One with En Suite) and a family Bathroom. The property benefits from double glazed windows and doors throughout, a gas fired central heating system and is presented for sale with the fitted carpets included in the purchase price.

To the front of the property is a generously proportioned tarmac/gravel driveway with ample space for multiple vehicles, this bordered to one side by an area of lawn.

The rear gardens presently comprise an attractive paved patio area which represents an ideal spot for outdoor dining and entertaining, this leading on to an area of shaped lawn with feature cherry tree. The rear gardens also contain a useful timber garden storage shed and a further gravelled area.

The sale of 22 Telford Avenue does, therefore, provide an excellent opportunity for purchasers to acquire a four-bedroom detached house presented to a high standard and situated in a particularly pleasant 'tucked away' position within a popular edge of town centre location.

SITUATION

22 Telford Avenue is situated a short distance from the centre of Ellesmere on a quiet cul-de-sac of similar properties. The town has an excellent range of local shopping, recreational and educational facilities yet is still within easy motoring distance of the nearby larger centres of Oswestry (8 miles) and the county town of Shrewsbury (16 miles), both of which, have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES

A covered front entrance porch and composite front entrance door opening in to a:

RECEPTION HALL

Fitted carpet as laid, carpeted staircase to first floor, door in to an understairs storage cupboard.

UTILITY ROOM

A roll topped work surface area, planned space below for appliances, matching eye level cupboard, wall mounted gas fired central heating boiler and tiles flooring.

DOWNSTAIRS CLOAKROOM

Hand basin (H&C) with tiled splash back area, low flush WC, tiled flooring and double glazed opaque window to front elevation.

LIVING ROOM

14'8" x 11'4" (4.47 x 3.46)

Fitted carpet as laid and double glazed window to front elevation.

KITCHEN/DINING ROOM

20'3" x 10'2" (6.18 x 3.1)

Including



1 Reception
Room/s



4 Bedroom/s



2 Bath/Shower
Room/s



KITCHEN AREA

Modern fitted kitchen comprising a stainless steel one and a half bowl sink unit (H&C) with mixer tap, a range of roll topped work surface areas, base units incorporating cupboard and drawers, integrated Beko dishwasher, integrated Logik four ring halogen hob unit with extractor hood over, integrated Indesit double oven, integrated fridge and freezer, matching eye level cupboards, vinyl flooring, double glazed window to rear elevation.

DINING AREA

Double opening doors with glazed side panels to either side opening on to the rear patio area and vinyl covered flooring.

FIRST FLOOR LANDING AREA

Fitted carpet as laid, inspection hatch to roof space and a door in to the Airing Cupboard housing the hot water cylinder.

BEDROOM ONE

10'5" x 9'3" (3.17 x 2.81)

Fitted carpet as laid, double glazed window to rear elevation and mirror fronted fitted wardrobes.

EN SUITE SHOWER ROOM

Fully tiled floor and walls, H=hand basin (H&C) with mixer tap, shower cubicle with mains fed shower, low flush WC, and chrome heated towel rail/radiator.

BEDROOM TWO

11'11" x 8'4" (3.62 x 2.54)

Fitted carpet as laid and double glazed window to front elevation.

BEDROOM THREE

10'5" x 7'11" (3.17 x 2.42)

Fitted carpet as laid and double glazed window to rear elevation.

BEDROOM FOUR

8'5" x 8'4" (2.56 x 2.54)

Fitted carpet as laid and double glazed window to front elevation.

FAMILY BATHROOM

Tiled floor and walls, modern white bathroom suite including a hand basin (H&C) with mixer tap, panelled bath (H&C) with shower attachment, separate shower cubicle with mains fed shower, low flush WC, double glazed opaque window to side elevation, chrome heated towel rail/radiator.

OUTSIDE

The property is approached over a tarmacadam drive to the front leading to a gravelled area providing parking space for a number of vehicles.

GARDENS

The gardens are an attractive feature including lawned areas to the front with well stocked borders containing maturing shrubs and bushes. A high level pedestrian gate leads to the rear gardens.

The rear garden includes a good sized paved patio area providing an ideal space for outdoor entertaining leading on to a small shaped lawn with borders to two corners, along with a timber garden storage shed.

SERVICES

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

TENURE

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

LOCAL AUTHORITY & COUNCIL TAX

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

The property is in Council Tax band 'D'.

Ground Floor
503 sq.ft. (46.8 sq.m.) approx.

1st Floor
503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

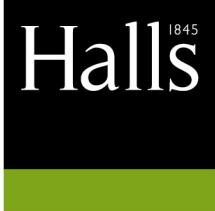
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who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs (A2 plus) A		
(B1-81) B		
(D9-80) C		
(D5-68) D		
(D9-54) E		
(G1-38) F		
(I-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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