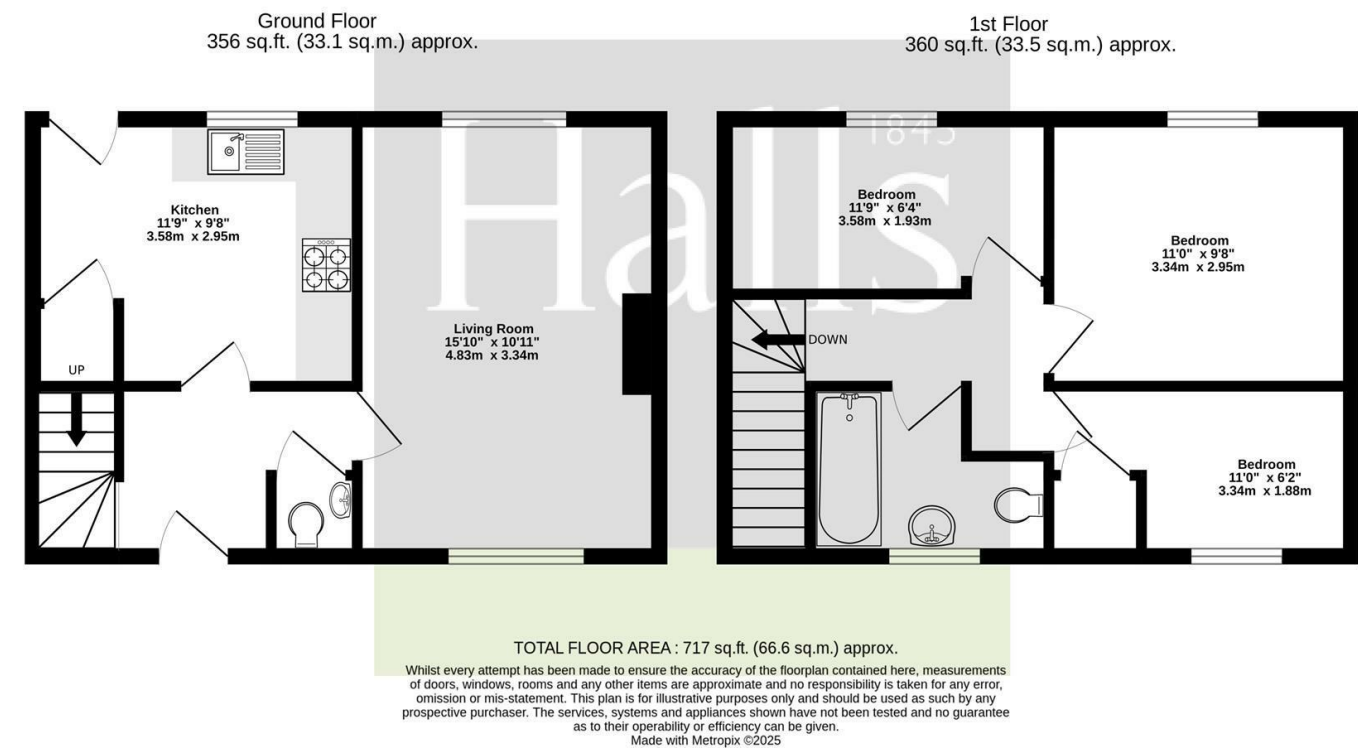


TO LET

6 Eastwick Lane, Eastwick, Ellesmere, SY12 9DX



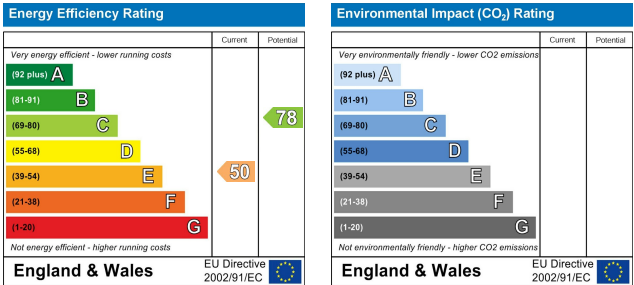
TO LET

£995 Per Calendar Month

6 Eastwick Lane, Eastwick, Ellesmere, SY12 9DX

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.



A mature three-bedroom semi-detached property benefitting from well presented and generously proportioned living accommodation, alongside spacious gardens with ample driveway parking, peacefully situated in a semi-rural location close to the village of Dudleston Heath, near Ellesmere.



01691 622602

Ellesmere Lettings
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmerelettings@halls.gb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

halls.gb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

halls.gb.com

01691 622602

- Mature Family Home
- Well Presented
- Driveway Parking
- Large Gardens
- Available Long Term
- Peaceful yet Convenient Location

DESCRIPTION

6 Eastwick Lane occupies a pleasant semi-rural position against a backdrop of rolling countryside within a quiet hamlet close the popular village of Dudleston Heath, which boasts a range of day-to-day amenities, including Post Office and Village Hall, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere, which, alongside wonderful opportunities around The Mere and the local canal network, provides a wider range of amenities, including Schools, Supermarket, Medical Facilities, Public Houses, and a range of independent Shops. The county centre of Shrewsbury lies around 30 minutes to the south by car.

The property has been well maintained throughout and enjoys a thoughtful array of well proportioned rooms situated across two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Kitchen, and Cloakroom, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by generous gardens which extend, in all, to around 0.16ac, with, to the front, ample driveway parking for a number of vehicles. The rear gardens a predominately laid to a large expanse of lawn bordered by a paved patio area, the latter representing an ideal spot for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall: 3.60m x 1.88m
Living Room: 3.34m x 4.84m
Kitchen:3.60m x 2.85m
Cloakroom:

- First Floor -
Bedroom One: 3.55m x 2.86m
Bedroom Two: 3.44m x 1.96m
Bedroom Three: 3.55m x 1.87m
Family Bathroom:

TERMS

The property will be offered on an initial six month Assured Shorthold Tenancy, however, longer term tenants are preferred.

Pets to be declared prior to viewing.

SERVICES

The property is understood to benefit from mains water, electric, and drainage. Heating is provided by an oil-fired boiler.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

LOCAL AUTHORITY

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

COUNCIL TAX

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

