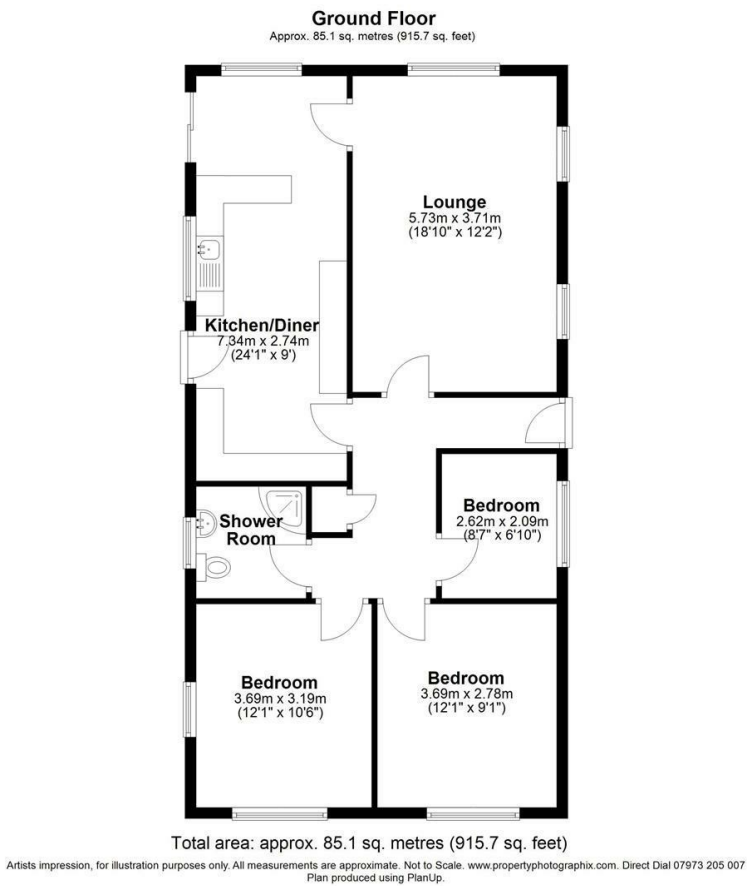


FOR SALE

5 Breidden Close, Oswestry, SY11 1TT



FOR SALE

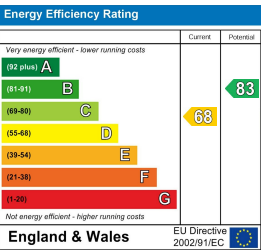
Offers In The Region Of £350,000

5 Breidden Close, Oswestry, SY11 1TT

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 most desirable, modern, detached bungalow with well presented and appointed accommodation, together with good driveway parking, car port and brick garage, and delightful well stocked gardens.



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Oswestry Sales
20 Church Street, Oswestry, SY11 2SP
E: oswestry@halls.gb.com



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1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Beautifully Presented Bungalow
- Well Proportioned Layout
- Stunning Kitchen / Dining Room
- Two Double Bedrooms and Shower Room
- Delightful Well Stocked Gardens
- Garage, Car Port and Good Parking Space

DIRECTIONS

From the town centre proceed along Upper Brook Street and turn right onto Oswald Place, which links into Oswalds Well Lane. Continue on linking into Maserfield and near the top of this road turn right into Llanforda Mead, then first right into Breidden Close. Follow the road to the very end and the property will be seen in the left hand corner.

SITUATION

Oswestry is a popular market town enjoying shopping facilities which serve the day-to-day needs of the area. Shrewsbury and Chester are both some half-an-hour drive. Oswestry also gives easy access to the A5 trunk road, with links to Shrewsbury and Telford to the south and Chester and the Wirral to the north. There is also a main line railway station at Gobowen, about 3 miles distance.

DESCRIPTION

This most attractive, detached bungalow offers a contemporary, well presented living environment, with a good standard of decor. The layout which is traditionally designed, provides a generous sized lounge with a feature fireplace. Access is then gained to the adjacent open plan kitchen / diner, with a beautifully fitted kitchen and a range of appliances, whilst having a separate dining area with French doors leading out on to the side garden. There are two double bedrooms, which overlook the gardens and are then served by the bathroom. Gas fired central heating is installed, together with double glazed windows.

Outside, purchasers will be pleased to note that there is good parking space, in addition to a car port and then a brick garage. The gardens are no doubt a particularly desirable feature to the property, having been abundantly stocked and offer a wealth of colour and variety, together with a patio area.

ACCOMMODATION

PORCH

RECEPTION HALL

Attractive oak ply flooring, built-in airing cupboard with slatted shelving, access to loft space.

LOUNGE

With feature polished marble fireplace and hearth, having inset, coal effect, gas fire, coved ceiling, three window aspect, communicating door through to:

OPEN PLAN KITCHEN / DINER

Attractively fitted out with part tiled floor and part fitted carpet, coved ceiling. To the kitchen area, this is extensively fitted out and finished in cream coloured faced units, also to include extensive fitted wood effect work surface with tile splash, built-in ELECTRIC CERAMIC HOB UNIT with EXTRACTOR HOOD OVER, built-in ELECTRIC NEFF FAN ASSISTED OVEN, good range of base and eye level cupboards including drawer units, built-in sink unit, integrated DISHWASHER, matching cupboard housing the Worcester gas fired central heating boiler. Additional worktop with space under for fridge and freezer units, external entrance door. To the dining area, there is ample space for a good size table, whilst there is a double glazed sliding patio door leading out to the garden.

BEDROOM 1

With two window aspects out on to the garden.

BEDROOM 2

With window aspect out on to the garden, TV point.

BEDROOM 3

With window aspects to the side.

SHOWER ROOM

With tiled floor, corner tiled shower cubicle with wall mounted direct feed shower unit, pedestal wash hand basin, close couple WC, fitted wall cupboard, further part tiled wall.

OUTSIDE

The property is approached over a tarmacadam driveway with ample parking space for two / three cars, which leads to a generous size car port. This is connected to:

DETACHED BRICK GARAGE

With metal up and over entrance door, power and lighting and side pedestrian access door.

THE GARDENS

These are an attractive feature to the property, having been well maintained and abundantly stocked. To the front is a lawn interspersed with two mature shrubs and a specimen tree. There is a deep border which is wonderfully stocked with an array of flowering shrubs, conifers and herbaceous plants. There are two separate access gate which then lead to the rear and side gardens, which include a lawn with shaped borders, well stocked with a colourful array of flowering shrubs and pathway. This extends to the side immediately adjacent to the kitchen, dining and one of the bedrooms and includes good size STONE FLAGGED PATIO, timber arch with climbing plants. Hard landscaped gravel and stone pathway, together with a selection of further shrubs along the border. An external cold water tap.

GENERAL REMARKS

FIXTURES AND FITTINGS

The fitted carpets as laid, window blinds and light fittings are included in the sale. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas, and drainage are believed to be connected. Gas fired central heating system. None of these services have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently showing as Council Tax Band D. Please confirm the council tax details via Shropshire Council on 0345 6789002 or visit www.gov.uk/council-tax-bands.

VIEWINGS

Halls, 20 Church Street, Oswestry, Shropshire, SY11 2SP. Tel: 01691 670320. Email: oswestry@hallsgeb.com