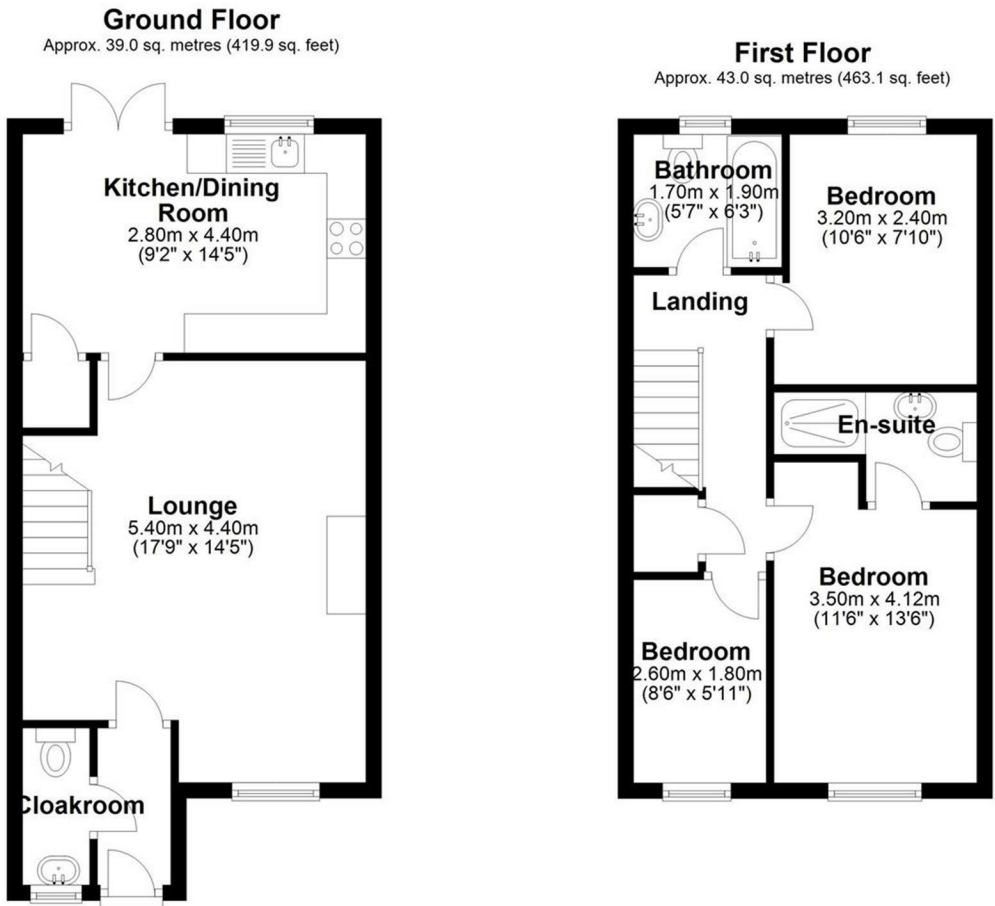


FOR SALE

14 Sweeney Drive, Morda, Oswestry, Shropshire, SY10 9RH



Total area: approx. 82.0 sq. metres (883.0 sq. feet)
14 sweeney Drive



FOR SALE

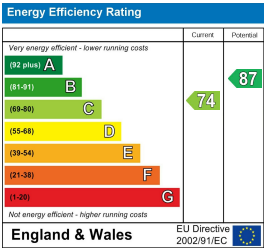
Offers in the region of £222,500

14 Sweeney Drive, Morda, Oswestry, Shropshire, SY10 9RH

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



01691 670 320

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



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1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Modern Semi-Detached House
- Immaculately Presented Accommodation
- Good Size Layout
- 3 Bedrooms, 2 Bath/Shower Rooms
- Easy to Maintain Gardens
- Sought After Locality

DIRECTIONS

From Oswestry town centre proceed along Upper Church Street to the traffic lights, at which go straight over and head for Morda. Once arriving in Morda, take the second left turning into Weston Road then turn right into Parker Leighton Way and proceed into Sweeney Drive and carry onto the back of the development.

SITUATION

The property is attractively located with a south west facing rear aspect, set along a cul-de-sac road admist a popular development. The locality provides a selection of basic amenities including primary school. Oswestry town centre is within a short distance, which offers a good range of shopping facilities and general amenities.

Commuters have ready access to main commuter routes linking south to either Welshpool or Shrewsbury or north toward Wrexham and Chester.

DESCRIPTION

An ideal house for a range of buyers whether they be young couples, families or retirees. The house offers a traditional layout, being well proportioned and most attractively presented with a good standard of decor. The lounge is spaciouly proportioned whilst the Kitchen/Diner includes good cupboard space and built-in appliances. The Dining Area which lies off has twin French doors leading out to the lovely rear garden, which includes an extensive rear patio. On the first floor the main bedroom includes an en-suite shower room whilst the remaining two bedrooms then have the use of the main bathroom.

A driveway offers good parking space for 2/3 cars whilst the gardens have been designed for ease of maintenance but could be further landscaped as required.

ENTRANCE HALL

GUEST CLOAKS/WC

Vinyl floor covering, vanity unit with half inset wash hand basin and cupboard under, close coupled WC.

LOUNGE

Fitted ornamental fireplace having wood effect surround and inset panel with fitted electric fire with pebble effect grate. Staircase rising to first floor.

KITCHEN/DINER

Vinyl floor covering, fitted granite effect worktop with upstand, built-in stainless steel sink unit, built-in BOSCH GAS HOB unit with splashback and INTEGRATED FILTER HOOD over, built-in ELECTRIC LOW LEVEL HOTPOINT OVEN. An attractive range of contemporary grey coloured base and eye level cupboards. Space and plumbing for dishwasher or washing machine, space for refrigerator, ample space for dining table, double glazed swing French doors leading out to the patio. Useful understairs storage cupboard.

FIRST FLOOR LANDING

With airing cupboard containing pre-lagged modern hot water cylinder and slatted shelving. Access to loft space.

BEDROOM 1

With recess for wardrobe and front window aspect.

EN-SUITE SHOWER ROOM

With vinyl floor covering. Tiled shower cubicle having direct heat shower unit, vanity unit with half inset wash hand basin and cupboard under, close coupled WC and wall shaver socket.

BEDROOM 2

With rear window aspect.

BEDROOM 3

With front window aspect.

BATHROOM

With vinyl floor covering. Panelled bath having tiled splash, vanity unit with half inset wash hand basin and double cupboard under, close coupled WC. Wall electric shaver socket.

OUTSIDE

The property is approached over a tarmacadam driveway with ample parking space for 2/3 cars.

GARDENS

These are of a good size and laid out for ease of management. To the front is an ornamental gravel area suitable for pot plants. At the side of the house is a pedestrian gate which gives access to the rear garden which is completely enclosed and provides an EXTESNSIVE FLAGGED PATIO suitable for outdoor dining or barbecues. External cold water tap. Leading off the patio is a regular shaped lawn with a side path and borders incorporating a selection of shrubs. The side of the house is flanked with a useful timber and felt GARDEN SHED.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid, blinds and curtain poles are included in the sale.

SERVICES

Mains water, electricity, drainage and gas are understood to be connected. Gas fired central heating is installed.

TENURE

The property is Freehold.

COUNCIL TAX

The property is currently in Band C - Shropshire Council.