





8 Windlass Drive, Ellesmere, SY12 0FP
Offers In The Region Of £260,000

A well-designed modern three-bedroom semi-detached family home boasting driveway parking, rear enclosed garden. The property is pleasantly situated within a well regarded development on the perimeter of the lakeland town of Ellesmere. In brief, the accommodation affords entrance hall, living room, kitchen/diner, family room and cloakroom. To the first floor are three bedrooms, one of which has an ensuite shower room, and a family bathroom.



LOCATION

Situated within the Lakeland market Town of Ellesmere, promoting an excellent range of local amenities, recreational facilities, and larger supermarkets. Ellesmere offers both primary schools, and secondary schools as well as the renowned Ellesmere College. The town is also ideally located for access to the larger towns of Oswestry, Wrexham and Shrewsbury as well as being positioned on the main links to the motorway networks while the nearby village of Gobowen provides a main line train station.

ENTRANCE

4'6" x 3'6" (1.39 x 1.07)

Through uPVC front door, ceiling light and door into;

FAMILY ROOM

15'2" x 7'8" (4.64 x 2.35)

Formerly the garage, the current owner has made this into a family room with uPVC window to the front, TV point, ceiling light and radiator.

INNER HALL

6'2" x 4'0" (1.89 x 1.23)

Stairs rising to the first floor, ceiling light and doors off too;

LIVING ROOM

12'8" x 10'4" (3.87 x 3.15)

With uPVC window to the front, TV point, ceiling light and radiator.

KITCHEN/DINER

7'6" x 18'10" (2.30 x 5.75)

Fitted with a range of wall and base units with work surfaces over, inset sink with mixer tap and drainer below uPVC window overlooking the garden. Integral oven with hob and extractor hood above, void for further appliances. Fitted cupboards/pantry offering storage space, dining area with uPVC double doors opening onto the rear patio area.

CLOAKROOM

3'0" x 4'9" (0.92 x 1.45)

Low level WC and wash hand basin.

FIRST FLOOR

Built in storage cupboard, loft hatch and ceiling light. Doors off too;

BEDROOM ONE

9'6" x 13'10" (2.90 x 4.22)

Double room with uPVC window to the front, ceiling light and radiator. Door into;

ENSUITE

6'9" x 4'7" (2.08 x 1.42)

Modern suite with enclosed shower, low level WC and wash hand basin, UPVC window to the front, radiator and ceiling light.

BEDROOM TWO

11'0" x 8'8" (3.36 x 2.66)

Double room with uPVC window to the rear, ceiling light and radiator.

BEDROOM THREE

7'10" x 9'10" (2.39 x 3.02)

With uPVC window to the rear, ceiling light and radiator.

BATHROOM

5'6" x 8'7" (1.70 x 2.64)

Modern suite comprising panelled bath with shower over, low level WC and wash hand basin. Ceiling light, part tiled walls and extractor fan.

EXTERNAL**FRONT**

To the front is a driveway offering parking for two vehicles.

REAR

To the rear of the property there is a patio area perfect for entertaining with steps down leading to the lawn. Fence to boundaries.

Agent Note**TENURE**

We understand the tenure is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that mains electric, gas, water and drainage services are connected. We understand the Broadband Download Speed is: Standard 16 Mbps & Ultrafast 1800 Mbps. Mobile Service: Likely to be good outdoors, with variable service indoors. We understand the Flood Risk is: Very low. We would recommend this is verified during pre-contract enquiries.

COUNCIL TAX BANDING

We understand the council tax band is B - Shropshire Council. We would recommend this is confirmed during pre-contact enquiries.

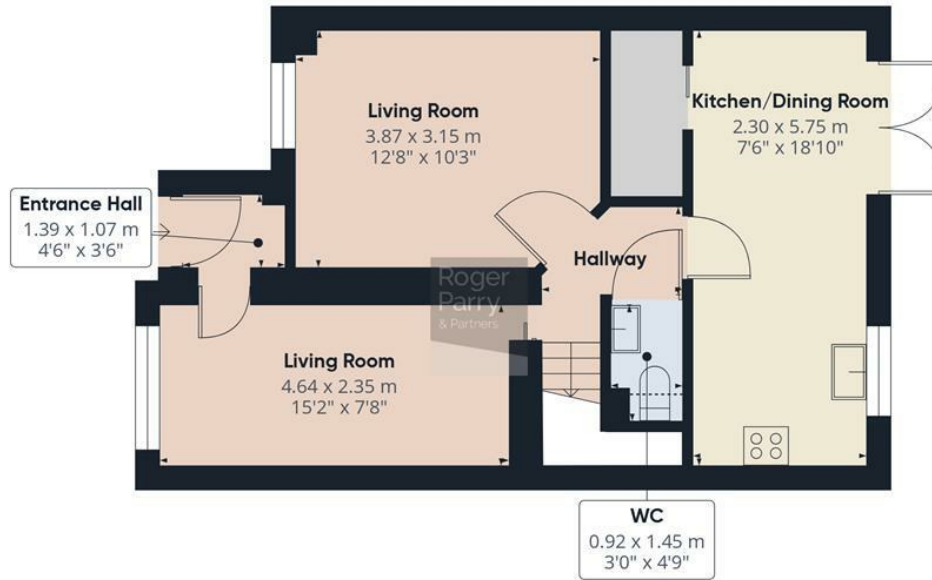
SURVEYS

Roger Parry and Partners offer residential surveys via their surveying department. Please telephone 01743 791 336 and speak to one of our surveying team, to find out more.

REFERRAL SERVICES: Roger Parry and Partners routinely refers vendors and purchasers to providers of conveyancing and financial services.

MONEY LAUNDERING REGULATIONS: When submitting an offer to purchase a property, you will be required to provide sufficient identification to verify your identity in compliance with the Money Laundering Regulations. Please note that a small fee of £24 (inclusive of VAT) per person will be charged to conduct the necessary money laundering checks. This fee is payable at the time of verification and is non-refundable.

Floor Plan (not to scale - for identification purposes only)



Ground floor



Floor 1



Approximate total area⁽¹⁾

84.1 m²
904 ft²

Reduced headroom

0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

General Services:

Local Authority: Shropshire

Council Tax Band: B

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

What3Words ///powering.investors.camp

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:

23 Church Street, Oswestry, Shropshire, SY11 2SU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.