

LOT 5: GUIDE PRICE EXCESS £100,000

6 Swan Hill, Ellesmere, Shropshire, SY12 0LZ



General Remarks

This period town property is conveniently located close the town centre and local amenities. Offering potential for further improvement and modernisation. Occupying a mid terrace location with good size garden to the rear and off road parking to the front.

Location

Situated within the Lakeland market Town of Ellesmere which promotes an excellent range of local amenities, recreational facilities, larger supermarkets and medical practice. The area also boasts excellent primary and secondary schools along with the renowned Ellesmere College. The local Meres and Shropshire Union canal provide a wide variety of recreational facilities.

Accommodation

Living Room: 12' 11" x 12' 1" (3.94m x 3.69m Max)

Inner Hall Area: 12' 10" x 8' 4" (3.92m x 2.55m)

Dining Area: 6' 8" x 10' 8" (2.02m x 3.25m Max)

Galley Kitchen: 17' 2" x 5' 2" (5.24m x 1.57m)

Utility Area

Bedroom One: 11' 4" x 12' 1" (3.45m x 3.69m)

Bedroom Two: 10' 6" x 4' 1" (3.19 m x 1.26m)

Bathroom: 10' 0" x 7' 5" (3.06m x 2.26m)

Outside

Paved yard area leading to enclosed rear garden. Pathway leading to good sized storage shed.

Buyers Premium

Buyers Premium- Please note that the purchasers will be responsible for paying a buyer's premium in addition to the purchase price set at 2.4% of the sale price inc. VAT. Subject to a minimum fee set at £3000 inc.VAT. For further details on fees payable please consult the legal pack.

Further information

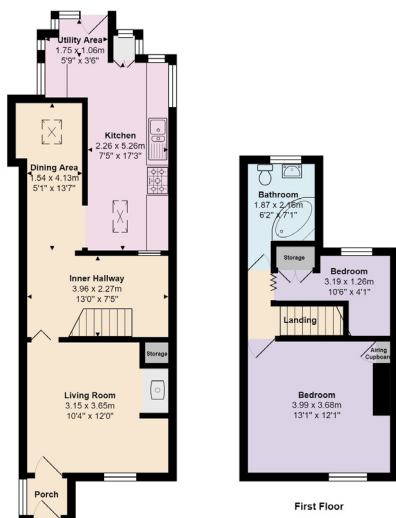
Directions: From the agents office in Ellesmere town centre proceed to the small roundabout in Cross Street and take the third exit, after a short distance take the next left into Swan Hill. Proceed along Swan Hill where No. 6 will be identified by the agents for sale board.

*EPC Rating-*63/D.

*Council Tax Band-*D.

*Solicitors-*Mrs Hannah Tomley, Gough Thomas and Scott Solicitors, 8 Willow Street, Ellesmere, Shropshire, SY12 0AQ Tel: 01691 622413

Email: hannahtomley@gtssolicitors.co.uk



BOWEN

SINCE 1862

8

Ellesmere Office: Old Town Hall The Square Ellesmere Shropshire SY12 0EP

01691 622534 | bowen.uk.com | ellesmeresales@bowen.uk.com



[Order of Sale](#) | [Auction Information](#) | [How to Register](#)

