

Town & Country

Estate & Letting Agents



39 Langland Road, Oswestry, SY11 2DN

Offers In The Region Of £205,000

Town and Country Oswestry are pleased to bring to the market this WELL PRESENTED, THREE BEDROOM, END OF TERRACE, FAMILY HOME. Enjoying a popular location in Oswestry and close to local schools and amenities. The property has been tastefully decorated throughout. There is off-road parking to the front and an enclosed garden to the rear. This lovely family home is warmed by gas central heating and UPVC double glazing. Viewing is highly recommended to appreciate what this property has to offer.

Directions

From our Oswestry office proceed up Willow Street and turn right onto Castle Street. Follow the road along and at the junction turn left onto Beatrice Street leading onto Gobowen Road. Turn right onto Whittington Road and first right onto Unicorn Road. Proceed along Unicorn Road and turn right onto Langland Road where the property will be seen on the right hand side.

Hallway

With a part glazed door and glazed side panel to the front, a radiator and stairs leading to the first floor.

Lounge 16'0" x 11'11" (4.90m x 3.64m)



A lovely light and airy lounge with wall lights, a window to the front, an electric fire inset with a marble hearth and surround, radiator and an archway through to the dining area.

Kitchen / Dining Room 9'3" x 19'4" (2.82m x 5.91m)



Having a good range of base and wall fitted kitchen units in gloss cream, a window to the side, two windows to the rear, 1½ bowl sink and mixer tap, plumbing for a dishwasher, induction hob, chimney extractor fan, display cabinets, eye level stainless steel double oven, space for a fridge, spot lights, under stairs storage, part tiled walls and a radiator.

Additional Photograph



Rear Hallway

With a part glazed door to the rear and a radiator.

Utility Room 3'11" x 4'3" (1.20m x 1.32m)

With a wash hand basin and mixer tap, base unit, plumbing for a washing machine and part tiled walls.

Cloakroom

With a window to the side, part tiled walls and a WC.

Landing



With a window to the side, a radiator, built-in cupboard, airing cupboard with Worcester Bosch combi-boiler and a loft hatch.

Bedroom One 12'5" x 9'6" (3.79m x 2.92m)



With a window to the rear, a radiator, wall lights and a large open fronted wardrobe. USB bedside sockets and aerial point.

Bedroom Two 10'9" x 7'0" (3.29m x 2.14m)



With a window to the front, a radiator and an aerial point.

Bedroom Three 8'4" x 9'10" (2.56m x 3.02m)



With a window to the front, built in wardrobe, aerial point and a radiator.

Bathroom



Having a three piece white suite comprising bath with a mixer tap and shower head, wash hand basin with a mixer tap, WC, heated towel rail, part tiled walls, spot lights and a window to the rear.

To the Outside

To the Front of the Property



A driveway provides off-road parking for two cars. There are shrubbed and gravelled beds and outside lighting. The side of the property is gravelled with gated access to the rear garden.

Rear Garden



The garden is lawned with raised beds, a Pergola

off from the kitchen with a decked patio, a brick built outbuilding with a Upvc door to the side, power and lighting.

Additional Photo



Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT.

If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please contact the office and one of the team will assist you further.

Money Laundering Regulations

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Town and Country Services

Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com -
VERY COMPETITIVE FEES FOR SELLING.

Additional Information

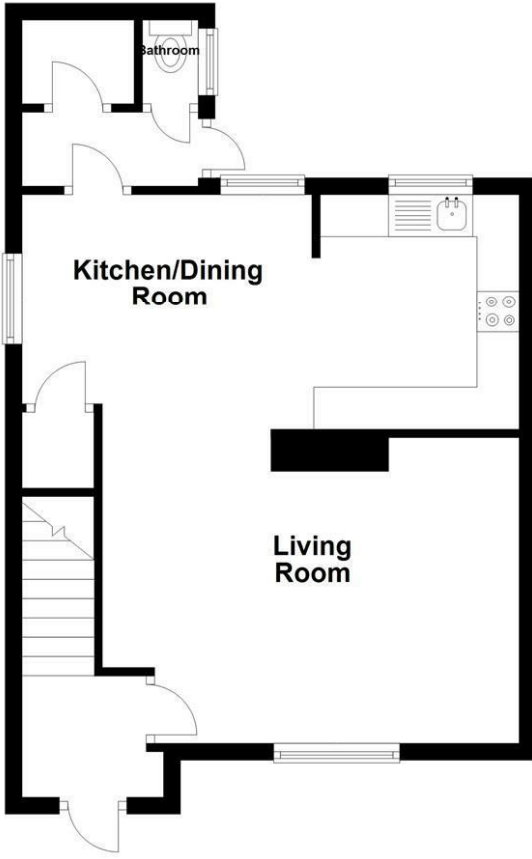
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor Plan

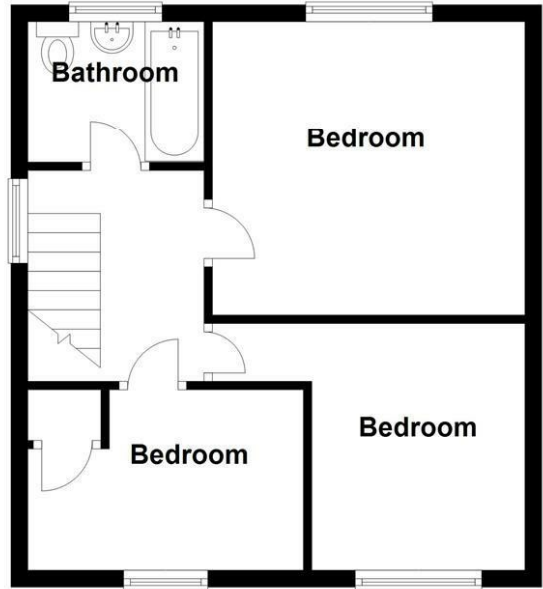
Ground Floor

Approx. 44.0 sq. metres (473.6 sq. feet)



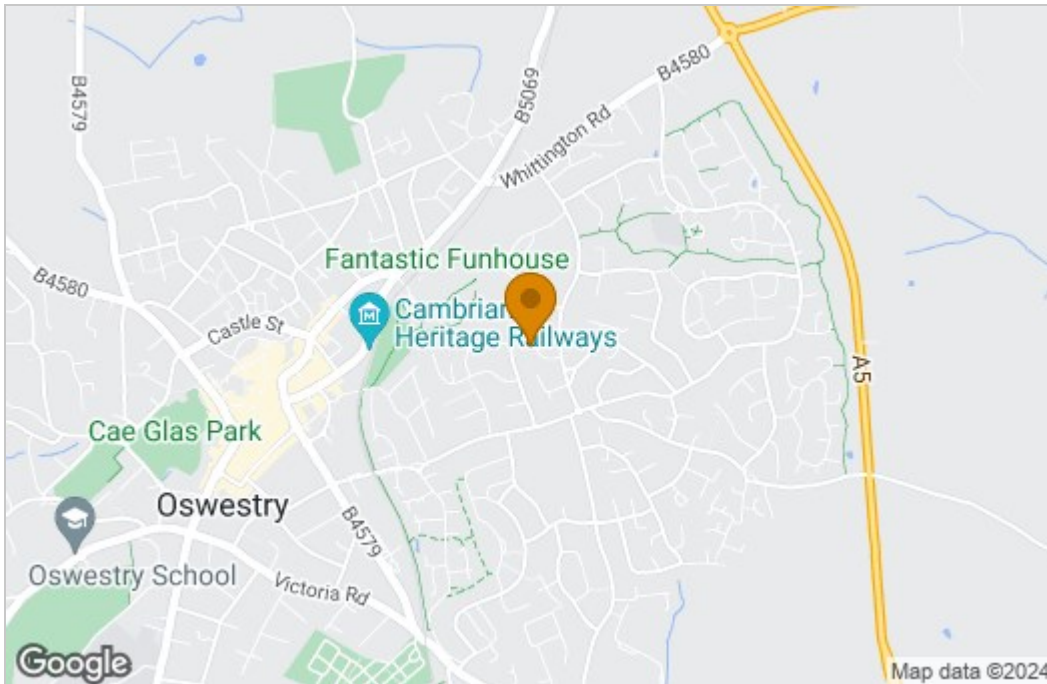
First Floor

Approx. 38.4 sq. metres (413.0 sq. feet)

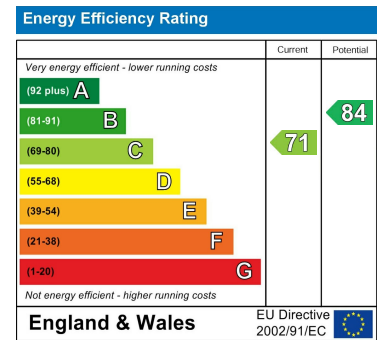


Total area: approx. 82.4 sq. metres (886.6 sq. feet)

Area Map



Energy Efficiency Graph



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