

Town & Country

Estate & Letting Agents



10 Moors Lane, St Martins, SY10 7BQ

Offers In The Region Of £175,000

Town and Country Oswestry offer this lovely detached country cottage ideal for first time buyers or those looking for a rural retreat set in a sought after location close to the Llangollen canal down a quiet country lane. The property has been well maintained throughout and offers two bedrooms, large lounge opening onto the rear garden and modern kitchen and bathroom. The rear garden is ideal for those who want to sit out and relax or entertain and is ideal for pets and children being fully enclosed. St Martins is just a short distance away offering all amenities whilst good road links connect the home to larger towns and cities.

Directions

From our Oswestry office proceed out of the town heading towards Gobowen. At the roundabout turn left and head towards Wrexham and Chirk. At the next roundabout take the fourth exit signposted St Martins. Proceed along into the village and at the roundabout take the second turning and follow the road down the hill. At the bottom of the dip turn left onto Moors Lane. Follow the lane along where the property will be seen on the right hand side set back from the lane.

Accommodation Comprises

Kitchen 9'10" x 4'11" (3.00m x 1.50m)



The kitchen is fitted with a range of shaker style base and wall units with block style work surfaces and matching up stands over, sink unit with a mixer tap, part tiled walls, quarry tiled flooring, space for a fridge and space and point for a cooker, extractor fan, part tiled walls, a door to the front and a window to the front. A door leads through to the hallway and the kitchen opens onto the utility area.

Utility Area



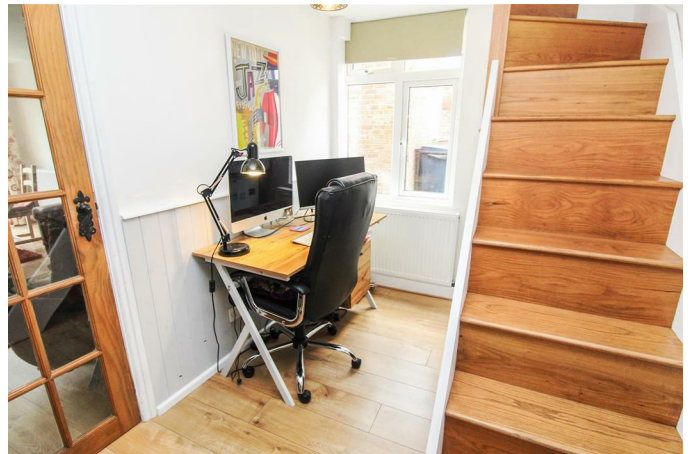
Having a glazed door to the kitchen, bi-fold doors to the bathroom, utility cupboard housing the boiler, space for a washing machine and quarry tiled floor.

Family Bathroom 5'6" x 6'6" (1.70m x 2.00m)



Fitted with a white three-piece suite with a W/C, wash hand basin, bath with a shower over and a glass screen, window to the rear, radiator, decorative tiled floor and part tiled walls.

Hallway



A versatile space with a window to the side, radiator, wood floor, built in cupboard, glazed door leading to the lounge and stairs leading to the first floor. An ideal space for a home office.

Lounge/ Dining Room 18'4" x 10'5" (5.60m x 3.20m)



A good-sized bright room, having a feature wood burning stove on a slate hearth with a timber

surround and mantle, French doors leading to the rear garden, radiator, wood flooring and wall lighting.

Additional Photo

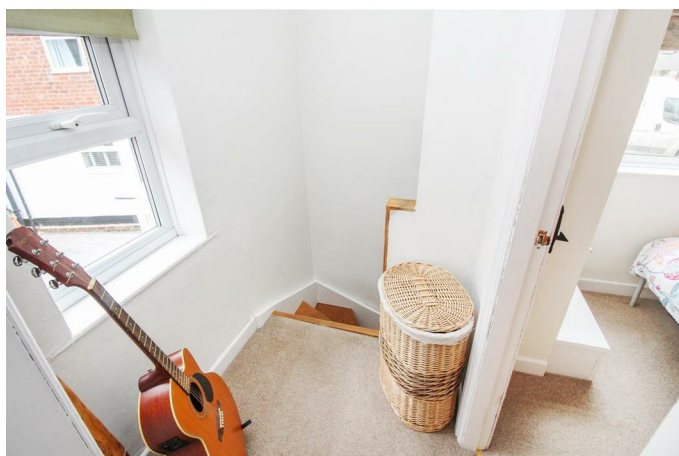


Bedroom One 10'9" x 10'5" (3.30m x 3.20m)



Having a window to the rear overlooking the garden, radiator and a loft hatch.

First Floor Landing



With a window to the side, oak doors to the bedrooms and exposed ceiling timber.

Bedroom Two 6'10" x 6'6" (2.10m x 2.00m)



Having a window to the front, fitted cupboard, radiator and a loft hatch.

To the Front

The property is set back off the lane with a small, paved area to the front leading to the entrance door.

To The Rear



The garden is a notable feature of the property, being a good size and fully enclosed by fencing and hedging making it very private and is ideal for children and pets. It is laid to lawn with shrubbed borders, gated side access and two sheds and is ideal for entertaining.

Additional Photo



Additional Photo



Parking

The vendor informs us that there is a parking space close to the property but not immediately adjacent.

Town and Country Services

We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - 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.

To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council, and we believe the property to be in Band B.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering Regulations

Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

Hours Of Business

Our office is open:

Monday to Friday: 9.00am to 5.30pm

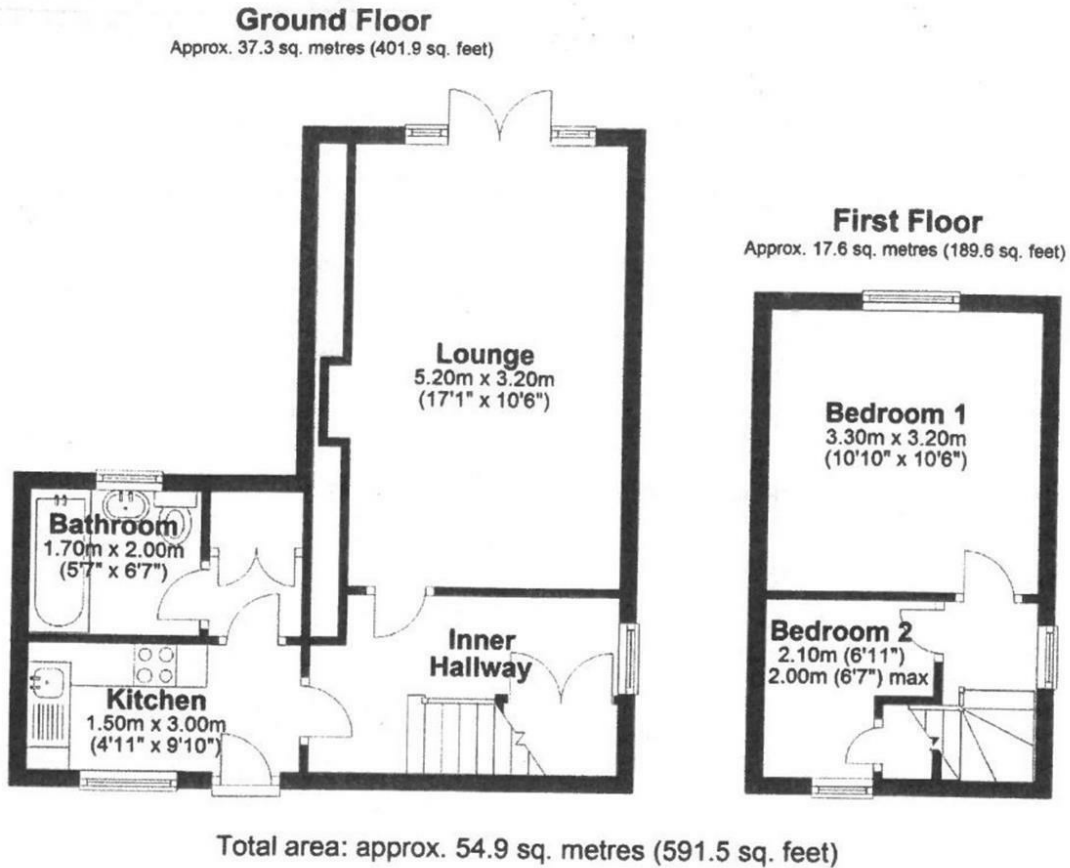
Saturday: 9.00am to 4.00pm

Additional Information

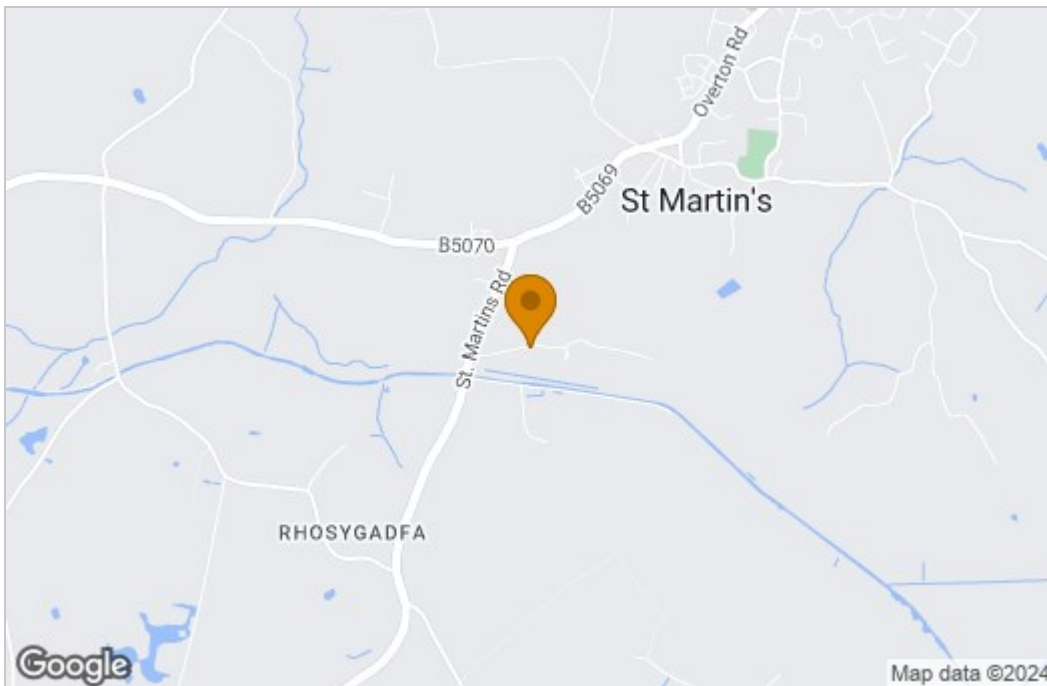
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

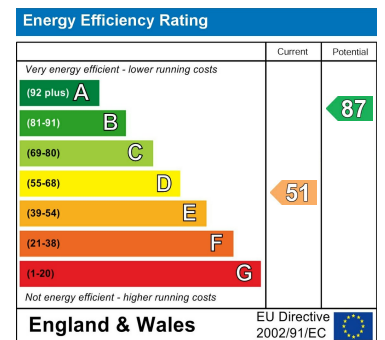
Floor Plan



Area Map



Energy Efficiency Graph



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