

# Town & Country

Estate & Letting Agents



**25 Gittin Street, Oswestry, SY11 1DY**

**Offers In The Region Of £164,950**

WITH NO ONWARD CHAIN!!! Town and Country Oswestry are pleased to bring to the market this spacious, well presented, three bedroom Victorian end terrace house. The internal accommodation briefly comprises of entrance hall, lounge, dining room, and good sized kitchen. On the first floor there are three bedrooms and a family bathroom. There is a brick paved patio area to the rear which leads to an enclosed lawned garden beyond. The property benefits from gas central heating and many original features including stripped doors and woodwork throughout. Located close to the town centre, all local facilities are close at hand. Viewing is highly recommended.

### Directions

From our office proceed up Willow Street turning right onto Castle Street. Follow the road onto Beatrice Street then turning left onto Gittin Street where the property will be seen on the left hand side.

### Accommodation Comprises

#### Entrance Hall



The hallway has a upvc part glazed door to the front, wood flooring, single radiator, coved ceiling and stairs leading up to the first floor. Doors lead off to the lounge and the dining room.

#### Lounge 13'5" x 10'2" (4.10m x 3.11m)



The bright lounge has a Upvc window to the front, double radiator, coved ceiling, living flame gas fire with brick surround and quarry tiled hearth, brick t.v. Stand and wall lights. There is a fibre connection point and the room has recently had new carpet fitted.

#### Dining Room 10'1" x 12'11" (3.09m x 3.94m)



A great room for entertaining having a Upvc window to the rear overlooking the garden, built in cupboards and also understairs cupboard providing ample storage, glazed door to the kitchen, built in shelving, double radiator, wood flooring, quarry tiled hearth and decorative coved ceiling.

### Kitchen 7'11" x 12'7" (2.43m x 3.85m)



The kitchen is another good sized room and is fitted with a good range of base and wall units in maple with work tops over, wood flooring, plumbing for washing machine and dishwasher, 1 ½ bowl stainless steel single drainer sink unit with pull out mixer tap over, Logic gas fired boiler (installed in 2017), Upvc window to the side, Upvc door to the side leading to the rear garden, double radiator, extractor fan, part tiled walls, space for fridge and freezer and space for a cooker.

### Landing



With the original part stripped banisters exposed, access to the loft space, single radiator, coved ceiling and doors leading off to the bedrooms and family bathroom. The landing also has a PIV ventilation system installed in the roof space.

### Bedroom One 12'0" x 13'1" (3.66m x 4.01m)



A superb sized bedroom having a Upvc window to the front, built in four doored mirrored wardrobe providing lots of storage space and a double radiator.

### Bedroom Two 6'7" x 13'3" (2.02m x 4.06m)



The second bedroom has a Upvc window to the rear overlooking the garden, built in wardrobes (one with a radiator), double radiator and coved ceiling.

### Bedroom Three 8'4" x 6'10" (2.55m x 2.10m)



The third bedroom has a Upvc window to the rear overlooking the garden, double radiator and access to further loft space.

### Family Bathroom



The family bathroom has a Upvc window to the side, three piece suite in white comprising of W/C, pedestal sink, panelled bath with MIRA electric shower over, part tiled walls, vinyl flooring, chrome heated towel rail, extractor fan and a single radiator.

### Front Garden

The front garden has a gated pathway leading to the front door and a low brick wall boundary with a gravelled garden area.

### Rear Garden



To the rear the good sized rear garden is another great feature of this house having a brick paved patio area leading to a gravelled seating area, steps down to a generous lawned area and shrubbed garden with raised flower beds all enclosed by fence panelling. There is also an outdoor toilet currently disconnected).

### Additional Photograph



### Additional Photograph



### Additional Photograph



### Architectural Detailing



The property has a beautiful detailed lintel above the lounge window.

### Date Stone



The row of houses was known as Mount Pleasant and dates back to 1882.

### Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor. The council tax is payable to Shropshire council and we believe the property to be in band A.

### Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### Services

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

### 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

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 & Country

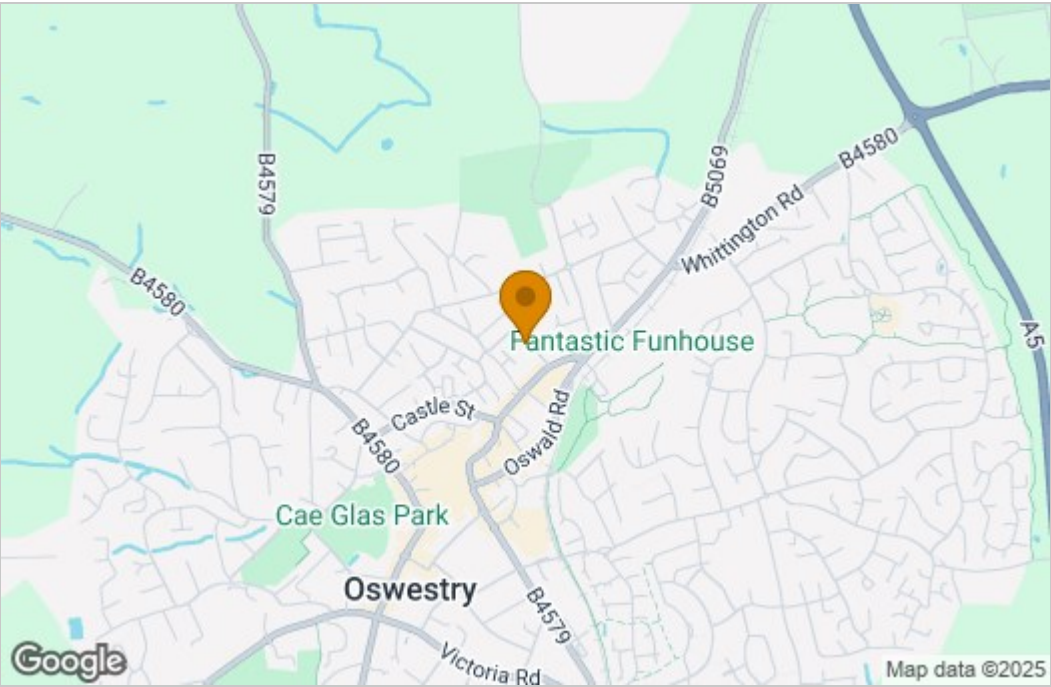
Free valuation service - Professional and Independent - Elegant, Clear and Concise Presentation - Accompanied Viewings Available - Full Colour Photography - Full Colour Advertising - Striking For Sale Boards - Regular Viewings Feedback - Up-to-date Buyer Register - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - Member of the National Association of Estate Agents - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk) -NO SALE - NO FEE  
VERY COMPETITIVE FEES FOR SELLING.

### Hours Of Business

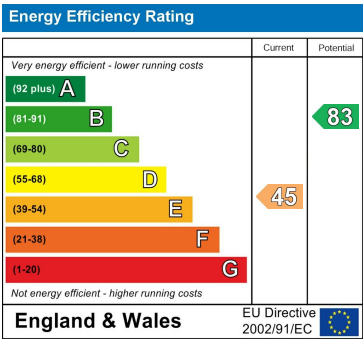
Monday - Friday - 9.00 - 5.30  
Saturday - 9.00 - 2.00

Floor Plan

Area Map



Energy Efficiency Graph



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 must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2-4 Willow Street, Oswestry, Shropshire, SY11 1AA  
Tel: 01691 679631 Email: SALES@TOWNANDCOUNTRYOSWESTRY.COM www.townandcountryestateagents.co.uk