

# Town & Country

Estate & Letting Agents



**16 Thornhurst Avenue, Oswestry, SY11 1NR**

**Offers In The Region Of £240,000**

WITH NO ONWARD CHAIN!! Town and Country Oswestry are pleased to offer to the market this SPACIOUS THREE BEDROOM DETACHED BUNGALOW located in a sought after area. Accommodation briefly comprises - Hallway, Lounge, Dining Room, Kitchen, Three Bedrooms and Bathroom. To the outside of the property is a bricked paved driveway providing off-road parking for several cars, garage, front and rear gardens. The property is warmed by gas central heating and double glazing. Located just on the outskirts of the town, all local amenities are close by with the town centre being within walking distance. Viewing is highly recommended to appreciate this property and its location.

## Directions

From our office on Willow Street proceed out of town before taking the right fork onto Oakhurst Road, before the fire station. Take the first right onto Liverpool Road West then left onto Vyrnwy Road and follow the road around until turning left again onto Thornhurst Avenue, where the property will be observed on the right as indicated by our 'for sale' board.

## Accommodation Comprises

### Hallway



Having a door to the side, radiator, access to the loft area, two storage cupboards one housing the immersion tank thermostat, phone point and part glazed door to the lounge. Doors lead to the bedrooms, kitchen and the bathroom.

### Lounge 11'8" x 17'10" (3.57m x 5.46m)



The lounge is a good size and filled with light having a window to the front, radiator, electric fire with Adams style fire surround and marble mantle and a TV point. A step leads down to the dining room.

## Additional Photograph



### Dining Room 6'1" x 11'1" (1.87m x 3.38m)



Having a window to the front, part glazed door to the kitchen and spotlights.

### Kitchen/Utility Room 15'8" x 9'9" (4.78m x 2.99m)



Having base and wall kitchen units in white with worktops over, tile effect vinyl flooring, spotlights, door to the rear, part tiled walls, single stainless steel sink drainer unit with mixer tap over, integral

dishwasher, integral fridge. A step leads down from kitchen to the utility room.

#### Additional Photo



#### Bedroom Three 9'4" x 9'2" (2.85m x 2.81m)



With a window to the front and a radiator.

#### Bedroom One 10'11" x 10'9" (3.35m x 3.30m)



A good sized double bedroom having a window to the rear and a radiator.

#### Bedroom Two 12'5" x 10'11" (3.79m x 3.33m)



Another good sized double bedroom with a window to the rear and a radiator.

#### Bathroom



Having a white three piece suite, walk in double shower with a glass shower screen, vinyl flooring, fully tiled walls, shaving point, radiator and a window to the side.

#### Garage

With an electric roller door, electric and lighting and pedestrian access door.

#### Front Garden

With a paved parking area, lawn and paved stone area with side access to the rear garden.

## Rear Garden



The rear garden is private, having stone paving and grassed area enclosed by hedging.

## Additional Photograph



## Services

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

## Viewing

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

## Business Hours

Monday - Friday - 9.00 - 5.00

Saturday - 9.00 - 4.00

## 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.

## Our Service

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.

## Money Laundering Regulations

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.

## Tenure

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

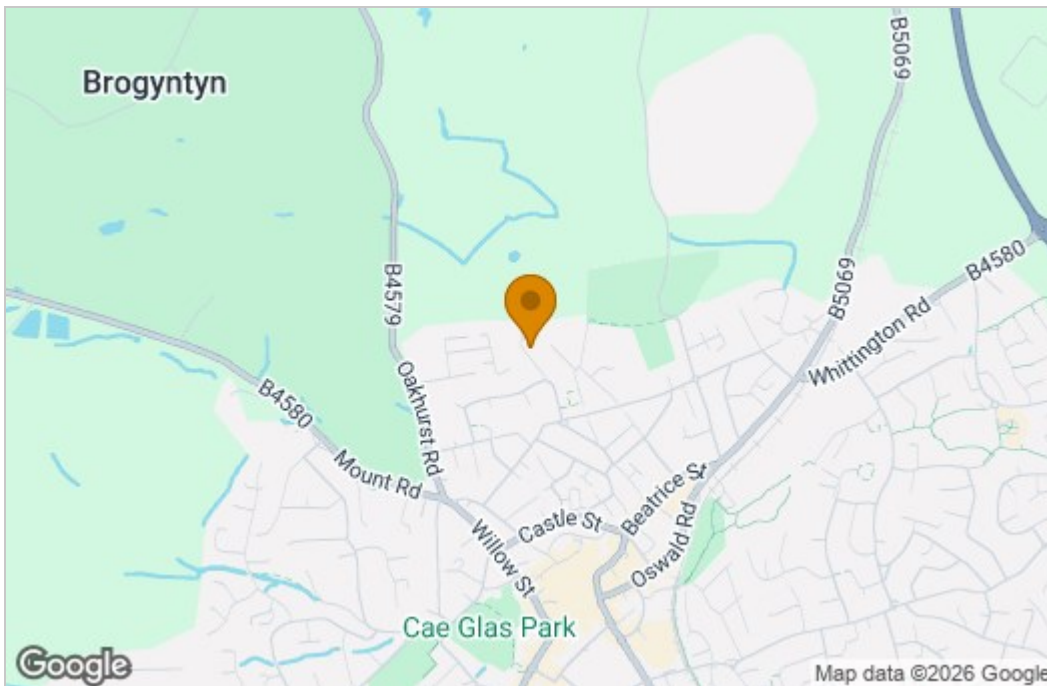
## Tenure/Council Tax

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

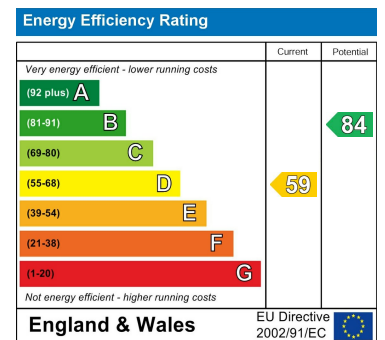
The Council tax is payable to Shropshire County Council and we believe the property to be in Band C.

## 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 firm's 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