

Town & Country

Estate & Letting Agents



70 York Street, Oswestry, SY11 1LS

Offers In The Region Of £170,000

Situated in the popular residential area of York Street, Oswestry, this delightful spacious terraced property offers plenty of space with high ceilings and characterful features. With two inviting reception rooms and three well proportioned bedrooms, this home provides ample space and is ideal for small families or those seeking their first home. Requiring some updating, this property presents a wonderful opportunity for anyone seeking a generous spacious, town centre home. York Street is well situated with easy access to local amenities, including shops, cafes, and parks, all within a short walk away. Do not miss the chance to make this lovely property your own.

Directions

From our Willow Street office proceed up the street and turn right onto Castle Street. take the first left onto Oak Street and then second right into York Street. The property will be found on the left hand side identified by our for sale board.

Accommodation Comprises:

Hallway



With a door to the front, radiator, door to the lounge and stairs to the first floor.

Lounge 11'8" x 14'10" (3.58 x 4.53m)



With a window to the rear and sliding double doors to the dining room, the spacious lounge has a brick feature fireplace with display shelving and a gas fire, radiator and a door to the kitchen.

Additional Photo



Additional Photo



Dining Room 11'1" x 12'4" (3.38 x 3.76m)



The dining room has a large square bay window to the front, which floods the room with light, a radiator and sliding doors into the lounge.

Kitchen 13'9" x 7'6" (4.20 x 2.30m)



The galley style kitchen has a window to the side and is fitted with a good range of base and wall units with worktops over, stainless steel sink and drainer with a mixer tap over, electric hob with extractor fan over, electric double oven, tiled floor, part tiled walls, space for fridge freezer and a door leading to the utility room.

Utility Room 4'7" x 4'10" (1.42 x 1.48m)



The utility room has a window to the rear and to the side along with a door exiting into the garden, wall units for storage, space and plumbing for appliances and a door to the cloakroom.

Cloakroom

With a window to the rear, W/C, wash hand basin and a tiled floor.

Landing



A traditional landing with spindled balustrade, doors leading to the bedrooms and bathroom. There is access to the roof space via a loft hatch and a linen cupboard with shelving.

Additional Photo



Bedroom One 12'5" x 16'8" (3.80 x 5.10m)



A fantastic large bedroom with a large square bay window to the front and a further window to the front, large mirrored wardrobe and a radiator.

Additional Photo



Bedroom Two 11'9" x 10'3" (3.60 x 3.13m)



A generous double room with a window to the rear overlooking the garden, large mirrored built in wardrobes providing plenty of storage, laminate flooring and a radiator.

Bathroom 4'11" x 4'8" (1.52 x 1.43m)



With a window to the side, bath with shower over, wash and basin and W/C on a vanity unit, extractor fan and tiled floor.

Bedroom Three 7'5" x 7'11" (2.28 x 2.42m)



A window to the rear overlooking the garden and a radiator.

Rear Garden



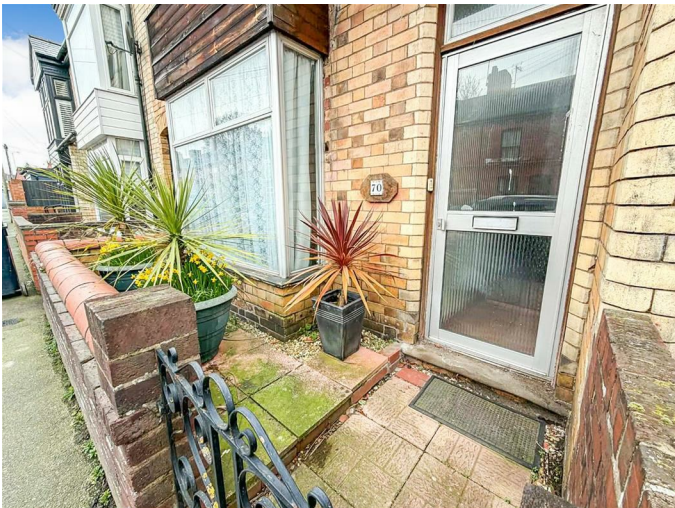
To the rear there is a good sized private rear garden secured by hedging and fencing, facing West so getting the evening sun, mainly laid to lawn, there is a small decked area, ideal for garden furniture, a wooden garden shed and borders planted with mature shrubs. A pathway leads to a private gate which lead to the gated side access. The garden is fully secure with no access for neighboring properties.

To the Front of the Property



The front garden is enclosed by a wall, with a gate and paved path top the front door. The front garden is low maintenance with paving for ease.

Additional Photo



Additional Photo



Additional Photo



Additional Photo



Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

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.

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.

To Book a Viewing

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

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.

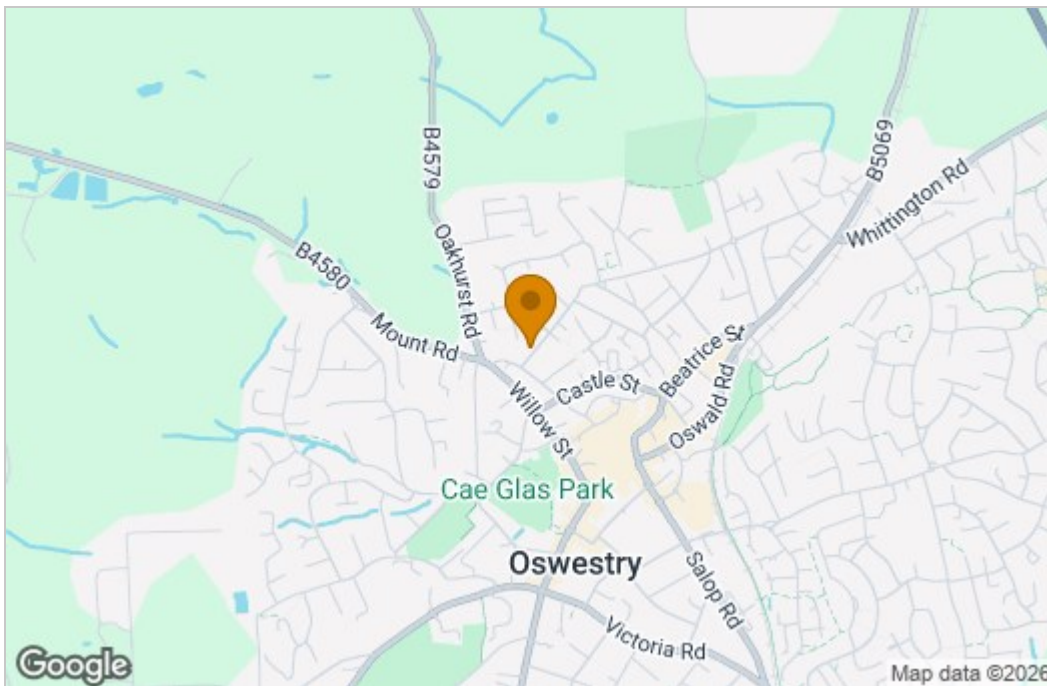
Town and Country Services

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.

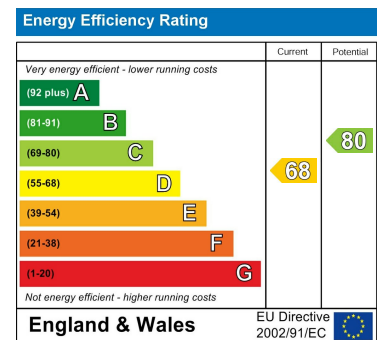
Floor Plan



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