

Town & Country

Estate & Letting Agents

Gatacre Avenue, Oswestry

Offers Around £210,000



A well-proportioned three-bedroom home offering bright and versatile accommodation, including a spacious dual-aspect living room, fitted kitchen, generous conservatory, utility room with WC and a useful pantry.

The property also provides three comfortable bedrooms and a family bathroom, together with excellent built-in storage. Outside, the beautifully maintained rear garden features a lawn, patio, mature planting, a garden shed and two raised decked seating areas, creating an excellent space for relaxing and entertaining.

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DESCRIPTION

A spacious three-bedroom home featuring a bright dual-aspect living room, fitted kitchen, generous conservatory, utility room and family bathroom. The property also benefits from excellent storage and a beautifully maintained rear garden with lawn, patio and two raised decked seating areas.



LOCATION

Gatacre Avenue is situated in an established residential area of Oswestry, conveniently placed for access to the town centre and its broad selection of shops, supermarkets, cafés, schools and everyday amenities. Gatacre Playing Fields are located nearby, while the historic Old Oswestry Hillfort can be reached within a short walk. The area is also well positioned for access to the A5 and A483, providing convenient road connections towards Shrewsbury, Wrexham, Chester and the surrounding Shropshire and Welsh border countryside.



ENTRANCE PORCH

Entered through a UPVC double-glazed front door, the welcoming entrance porch features a radiator and three UPVC double-glazed windows, allowing plenty of natural light. The space is finished with stylish herringbone-effect vinyl flooring.



ENTRANCE HALL



LIVING ROOM

17'5" x 10'59"

A bright and spacious living room featuring UPVC double-glazed windows to both side elevations, allowing an abundance of natural light. Two radiators are positioned beneath the windows, while the room is finished with an attractive fitted carpet. A fireplace with a decorative mantel and surround provides an appealing focal point.



KITCHEN

8'32" x 10'96"

Fitted with black tiled flooring, the kitchen offers space and housing for an oven and hob, together with a double stainless-steel sink. Additional features include partially tiled walls and a radiator.





CONSERVATORY

A spacious and versatile conservatory featuring cream tiled flooring and UPVC double-glazed patio doors opening onto the rear garden. Radiators are positioned on either side of the patio doors, allowing the room to be enjoyed throughout the year.

An internal door leads to a storage cupboard, ideal for pantry use or housing a fridge/freezer. A further door provides access to the utility room and downstairs WC.



DOWNSTAIRS W/C

3'75" x 6'76"

Room comprises a WC, wall-mounted wash hand basin and plumbing for a washing machine and tumble dryer. A small UPVC double-glazed window provides natural light and ventilation.





UTILITY

4'14" x 3'77"

Featuring tiled flooring that continues from the kitchen, this useful storage space is ideal for use as a pantry or for housing a fridge/freezer.

FIRST FLOOR LANDING



BEDROOM TWO

11'0" x 8'17"

A well-proportioned bedroom featuring a UPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath. The room is finished with a matching beige fitted carpet.



BEDROOM ONE

10'16" x 10'54"

A generous double bedroom featuring a UPVC double-glazed window with a large radiator beneath. The room benefits from a built-in storage cupboard with shelving and is finished with an attractive beige fitted carpet.



BEDROOM THREE

6'84" x 10'54"

A versatile third bedroom featuring a UPVC double-glazed window overlooking the front elevation, a radiator beneath and matching beige fitted carpet. The room would also be well suited for use as a nursery, home office or dressing room.



BATHROOM

8'87" x 5'94"

The family bathroom is fitted with a WC, wall-mounted wash hand basin and a panelled bath with an electric shower over. The room also houses an Ideal combination boiler.

Further features include a UPVC double-glazed opaque window, partial wall tiling around the bath and wash basin, a radiator and a useful storage cupboard, ideal for towels and toiletries.



REAR GARDEN

The beautifully maintained rear garden features a raised decked seating area, with steps leading down to a lawn bordered by a variety of mature trees and shrubs.

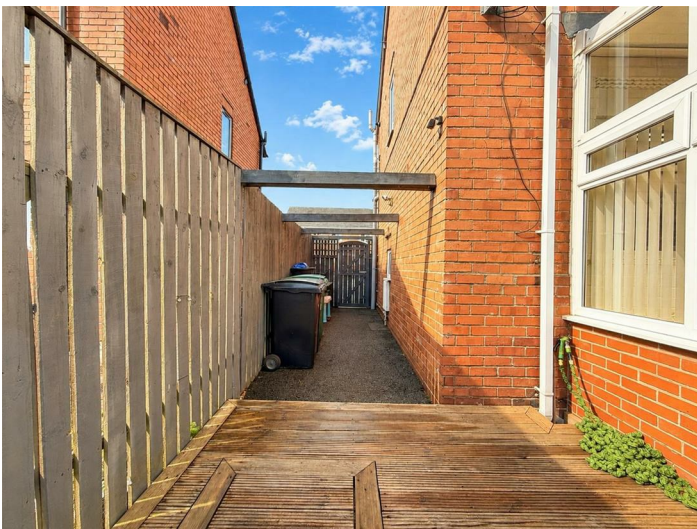
The garden also includes a paved patio, a useful storage shed and a second raised decked area at the far end, providing an ideal setting for outdoor seating, dining and entertaining.





EXTERNAL

A wooden partial pergola is positioned to the side of the property, offering a practical area for bin storage.



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Services

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

Freehold

Council Tax Band - B (£1804 Per Year)

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



AWAITING FLOORPLAN

COMING SOON

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 