



FOR SALE

Offers in the region of £129,995

2 Kinalt Crescent,
St. Martins, Nr Oswestry, SY11 3BF

A very well presented 2 bedroom maisonette, with a single garage and good sized parking space, situated in a convenient and pleasant edge of village centre location.



Ellesmere (5 miles), Oswestry (6 miles), Shrewsbury (22 miles) and Wrexham (21 miles).
(All distances approximate)



- Very well presented
- Sociable layout
- Single garage
- Large parking space
- Ideal 1st time/Investment buy
- Convenient village location

DESCRIPTION

Halls are delighted with instructions to offer 2 Kinalt Crescent, St Martins, for sale by private treaty.

2 Kinalt Crescent is a very well presented 2 bedroom maisonette (freehold), with a single garage and good sized parking space, situated in a convenient and pleasant edge of village centre location.

The internal accommodation, which has been very well maintained by the current vendors, who have occupied the property since new, some three years ago, also, provides a ground floor Reception Hall with stairs leading up to the accommodation which is all at first floor level and includes a Kitchen/Living Room, two Bedrooms, Bathroom and Utility cupboard. The property benefits from double glazed windows and doors, a gas fired central heating system, is presented for sale with the fitted carpets included in the purchase price and a current NHBC Warranty.

Outside, the property is complimented by a single garage, positioned immediately adjacent to the front entrance door, an externally accessed storage cupboard and a large car parking space providing parking for either 1 large vehicle possibly 2 small vehicles.

The sale of 2 Kinalt Crescent does, therefore, provide a rare opportunity to purchase a modern well presented 2 bedroom maisonette with parking and a garage situated in a particularly convenient village location.

SITUATION

2 Kinalt Crescent is situated close to the centre of the well known village of St. Martins, which has an excellent range of local shopping, recreational and educational facilities. The village is also within easy motoring distance of the nearby centres of Ellesmere (5 miles) and Oswestry (6 miles), both of which, have a wider range of amenities of all kinds. The larger centres of Shrewsbury (22 miles) and Wrexham (21 miles) are all within easy motoring distance via the A5, and all have a more comprehensive range of amenities of all kinds.

DIRECTIONS

From the centre of St Martins, with Stans Superstore on your right hand side, proceed for approximately 100 yards and turn right in to Hollands Drive and turn immediately left in to Kinalt Crescent. The property will be situated after a short distance on your right hand side, identified by a Halls for sale board.

THE ACCOMMODATION COMPRISES:

A front entrance door with glazed centre panel opening in to a:

RECEPTION HALL

With laminate flooring and a carpeted staircase leading up to the living accommodation, including a:

HALLWAY

With laminate flooring, radiator, Velux rooflight, a door in to a:

UTILITY CUPBOARD

With a roll topped work surface area and planned space for an appliance and further door in to the airing cupboard housing the Worcester gas fired boiler with storage space below.



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



KITCHEN / LIVING ROOM

13'8" x 18'0" (4.16m x 5.48m)

Including a partly ceramic tiled floor and partly laminate floor and a fully fitted kitchen including a stainless steel 1.5 bowl sink unit (H&C) with swan neck mixer tap and double cupboard below, a range of roll topped work surface areas with base units incorporating cupboards and drawers, integrated Zanussi four ring gas hob unit with matching Zanussi single oven below and matching Zanussi extractor fan over, integrated fridge and freezer, matching eye level cupboards, double glazed window to rear elevation and opening through to the:

LIVING AREA

With double opening doors leading to a Juliette balcony, radiators.

BEDROOM 1

10'5" x 11'3" (3.18m x 3.43m)

With a fitted carpet as laid, double glazed window to front elevation, radiator with radiator cover, fitted wardrobes.

BEDROOM 2

10'2" x 11'3" (3.09m x 3.43m)

With a fitted carpet as laid, double glazed window to front elevation, radiator and a door in to a recessed storage cupboard.

BATHROOM

With a white bathroom suite including a pedestal hand basin (H&C) with mixer tap, panelled bath (H&C) with mixer tap and mains fed shower over, low flush WC, extensively tiled walls, chromium heated towel rail/radiator, double glazed opaque window to rear elevation.

OUTSIDE

There is a large parking space to the rear of the property and an externally accessed storage cupboard under the stairs and a:

SINGLE GARAGE

With a concrete floor, metal up and over front door.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

TENURE

The property is said to be of freehold tenure and vacant possession (except garage no.2) will be given on completion of the purchase.

LOCAL AUTHORITY

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

COUNCIL TAX

The property is in Band 'A' on the Shropshire Council Register. The payment for 2019/2020 is £1,175.65.

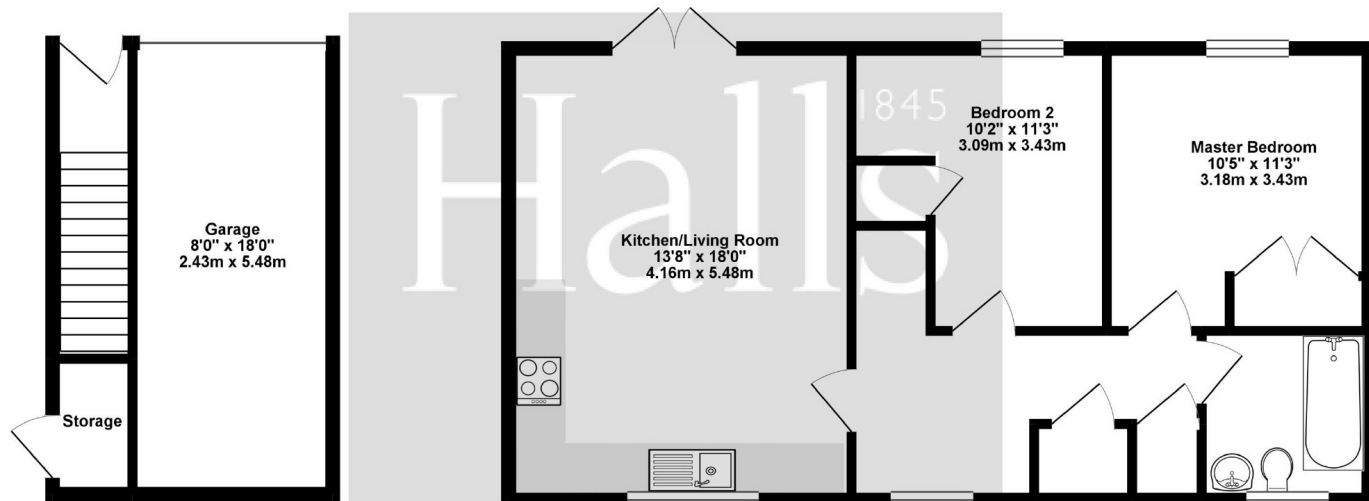
VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.

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Ground Floor 200.82 sq. ft.
(18.66 sq. m.)

1st Floor 616.21 sq. ft.
(57.25 sq. m.)



TOTAL FLOOR AREA : 817.02 sq. ft. (75.90 sq. m.) approx.

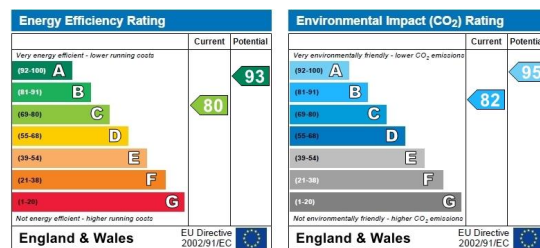
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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Ratings



01691 622 602

Ellesmere office:

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