

# Town & Country

Estate & Letting Agents

23 Hawkstone Park, Oswestry,

£129,950



Town and Country Oswestry are delighted to offer to the market this attractively built park home which is designed to look like a traditional bungalow in a quiet location close to Oswestry town centre. The property has mains services. New carpets and underlay were laid 18 months ago. Situated on a gated development in a pleasant, safe and secure location on the edge of Oswestry. Viewing is highly recommended to appreciate the lifestyle and accommodation that these homes have to offer.

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## 23 Hawkstone Park, Oswestry, SY11 1JH

### Directions

From Oswestry take the Whittington Road out of town and the development will be observed on the right hand side. Turn into the site where the property will be found.

### Important Information

The property has a Goldshield warranty until 8th November 2027.

The property is for the over 45's, semi-retirement.

Pets are allowed.

The electricity and water is paid quarterly.

Ground rent is £167.80 per month.

Council Tax is £80 over 12 months.

### Hall

With a part glazed door to the side, a radiator, store cupboard with a window to the side, linen cupboard, coved ceiling and loft hatch.

### Lounge 3.23m x 5.05m (10'7" x 16'7")

Having a bow window to the front, a radiator, two windows to the side, TV and telephone points, electric fireplace and a coved ceiling.



### Additional Photograph



## 23 Hawkstone Park, Oswestry, SY11 1JH

### Additional Photograph



### Kitchen/Dining Area 2.59m x 5.07m (8'6" x 16'8")

Having a good range of base and wall fitted kitchen units, a window to the side, 1½ bowl stainless steel sink with a mixer tap, integrated fridge/freezer, eye level electric oven, gas hob, integrated extractor fan, integrated dishwasher, vinyl flooring, under unit lights. The dining area has a bow window to the front, coved ceiling and a radiator.



### Additional Photograph



### Utility Room 2.27m x 1.75m (7'5" x 5'9")

Having base and wall fitted units, single bowl sink with a mixer tap, integrated washing machine, integrated tumble drier, wall mounted gas boiler, vinyl flooring, a radiator, built-in cupboard, coved ceiling and a part-glazed door to the side.





## 23 Hawkstone Park, Oswestry, SY11 1JH

### Bedroom One 2.88m x 3.39m (9'5" x 11'1")

Having a window to the side, coved ceiling, a radiator, walk-in wardrobe with shelves and rails and a door to the en-suite.



### En-suite

Having a shower cubicle with mains shower, WC, wash hand basin, vinyl flooring, a window to the rear, shaver light, extractor fan and a radiator.



### Bedroom Two 3.33m x 2.87m (10'11" x 9'5")

Having a window to the side, a radiator, coved ceiling and fitted wardrobes and dressing table.



### Additional Photograph



## 23 Hawkstone Park, Oswestry, SY11 1JH

### Bathroom

With a panelled bath, wash hand basin on a vanity unit, WC, a window to the side, radiator, vinyl flooring, coved ceiling and an extractor fan.



### To the Outside

There is a block paved driveway to the side which provides parking for two cars, a gravelled and patio area to the side and rear and paved paving to the front, sides and rear of the property.



### Additional Photograph



### Additional Photograph



### Hours of Business

Monday - Friday - 9.00 - 5.30

Saturday - 9.00 - 4.00

### Viewing

## 23 Hawkstone Park, Oswestry, SY11 1JH

STRICTLY BY PRIOR APPOINTMENT WITH TOWN AND COUNTRY ON 01691 679631

### 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.

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.

### Town and Country Services

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 - All properties advertised on [www.rightmove.co.uk](http://www.rightmove.co.uk), [Zoopla](http://Zoopla), [Onthemarket.com](http://Onthemarket.com) -  
VERY COMPETITIVE FEES FOR SELLING.

### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. 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 most 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.

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