

shorthold tenancy agreement for 6 months initially, however, the landlord may be willing to extend the tenancy, if required.

## CONDITIONS

No smokers  
 Pets to be declared prior to viewing the property  
 No DSS

## REFERENCING & LEGAL FEES

An application fee of £160.00 will be required to cover the cost of references and the production of an assured shorthold tenancy agreement. This fee is non refundable in the event the tenant is not approved for the property or decides not to take up the tenancy.

## DEPOSIT

A security deposit of £742.50 will be required to be held by the DPS.

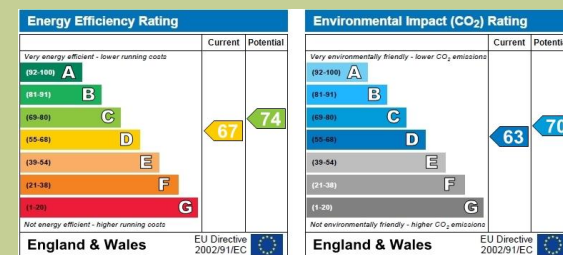
## VIEWING

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



### ENERGY PERFORMANCE RATINGS

In accordance with Government legislation this property has had an Energy Performance Certificate produced, the resulting ratings are as follows:



### IMPORTANT NOTICE

Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings Ltd, Halls Holdings House, Bowmen Way, Battlefield, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



## 119 BALMORAL CRESCENT

OSWESTRY, SHROPSHIRE, SY11 2XZ

**£495 Per calendar month**

A well presented 2 bedroomed semi-detached house in a popular location close to the centre of Oswestry. Available To Let on an initial 6 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.

## 119 Balmoral Crescent Oswestry

### DESCRIPTION

Halls are delighted with instructions to offer 119 Balmoral Crescent in Oswestry, to let on an initial six month Assured Shorthold Tenancy Agreement, with a longer term tenant preferred.

119 Balmoral Crescent is a well presented two bedroomed semi-detached property together with front and rear gardens and parking in a popular residential location.

The internal accommodation, which is extremely well presented, comprises on the ground floor, an Entrance Hall, Living Room, Kitchen/Breakfast Room and Utility Area together with two first floor bedrooms and a family bathroom. The property has the benefit of a gas fired central heating system and double glazed windows throughout.

Outside, the property is complimented by parking for two vehicles to the front of the property together with an area of lawned garden. To the rear of the property there is a large area of garden providing an ideal space for outside entertaining/dining.

### SITUATION

119 Balmoral Crescent is situated in a sought after residential area, convenient for local Primary Schools and is situated on a bus route close to the centre of Oswestry. Oswestry is a popular market town enjoying shopping facilities which serve the day to day needs of the area. Shrewsbury and Chester are both some ½ hour drive. Oswestry is a thriving

market town, providing a good range of shopping and leisure facilities (One Mile From Oswestry Leisure centre) and schools (Beech Grove School, Meadow School & Oswestry County Infants), Affording easy access to the A5 trunk road, which gives easy daily travelling to Shrewsbury and Telford to the south, Wrexham, Chester and the Wirral to the Northwest.

### THE DIRECTIONS

From Halls office turn left at the cross roads into Leg Street then continue over the mini roundabout past Sainsbury's into Salop Road. Take the next turning left into Middleton Road, proceed along Middleton Road continuing straight over the mini roundabouts. Continue over the speed bumps and at the mini roundabout turn left into Balmoral Crescent, turn immediately left again and the property will be seen on your left hand side after about 250 yards, indicated by our For Sale board.

### THE ACCOMMODATION COMPRISES

#### COVERED ENTRANCE PORCH

UPVC double glazed door and glazed panel door through to:

#### ENTRANCE HALL

With staircase to First Floor, UPVC double glazed window to side elevation, radiator and ceramic tiled floor.

#### LIVING ROOM

13'3" x 10'8" (4.04m x 3.25m)  
With UPVC double glazed bow window to front elevation, double panelled radiator, coved ceiling, TV point, telephone point, feature marble style fireplace with matching hearth and Adam style surround, housing a living flame coal

effect gas fire.

#### KITCHEN BREAKFAST ROOM

7'6" x 14'2" (2.29m x 4.32m)  
Comprising a range of fitted base and wall units with pine fitted doors, drawers and work tops over, providing a good range of storage and drawer space, tiled splash backs, four ring gas hob with extractor hood over, double gas oven with grill, two UPVC double glazed windows to rear elevation overlooking the rear gardens, 1.5 bowl sink unit with cupboards under, space and plumbing for washing machine, space for table, useful downstairs storage cupboard with electricity controls and wall mounted gas fired combination boiler.

#### UTILITY AREA

10'0" x 9'0" (3.05m x 2.74m)  
With sliding double glazed patio doors to rear elevation and personal door to front.

The staircase from Reception Hall to a:

#### FIRST FLOOR LANDING

With UPVC double glazed window to side elevation, inspection hatch to attic area.

#### BATHROOM

Recently re-fitted now comprising a three piece suite in white with a low flush WC, pedestal wash hand basin with vanity cupboard below, panel bath with electric shower over, tiled splash backs, UPVC double glazed window with obscure glazing to rear elevation, ladder style radiator, fitted extractor fan.

#### BEDROOM ONE

12'0" x 10'9" (3.66m x 3.28m)  
With UPVC double glazed picture window to front elevation, panelled radiator, fitted carpet

as laid and door to a:

#### WALK-IN WARDROBE

With hanging and storage space with lighting.

#### BEDROOM TWO

9'0" x 7'6" (2.74m x 2.29m)  
With UPVC double glazed window to rear elevation, panel radiator, fitted carpet as laid.

#### GARDENS AND GROUNDS

The rear garden is a notable feature of the property, landscaped and designed for ease of maintenance with a paved patio area with low rise brick wall and fencing to the boundary. Steps lead down to lawn with gravelled borders to 3 sides, larch lapped fencing encloses the garden. To the bottom of the garden is a further gravelled border area providing a lovely outside sitting area and sun trap.

The front garden is laid to lawn for ease of maintenance. There is a tarmac area which provides parking for one to two cars.

#### SERVICES

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

#### 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 2013/2014 is £999.99.

#### TERM

The property is available on an assured

