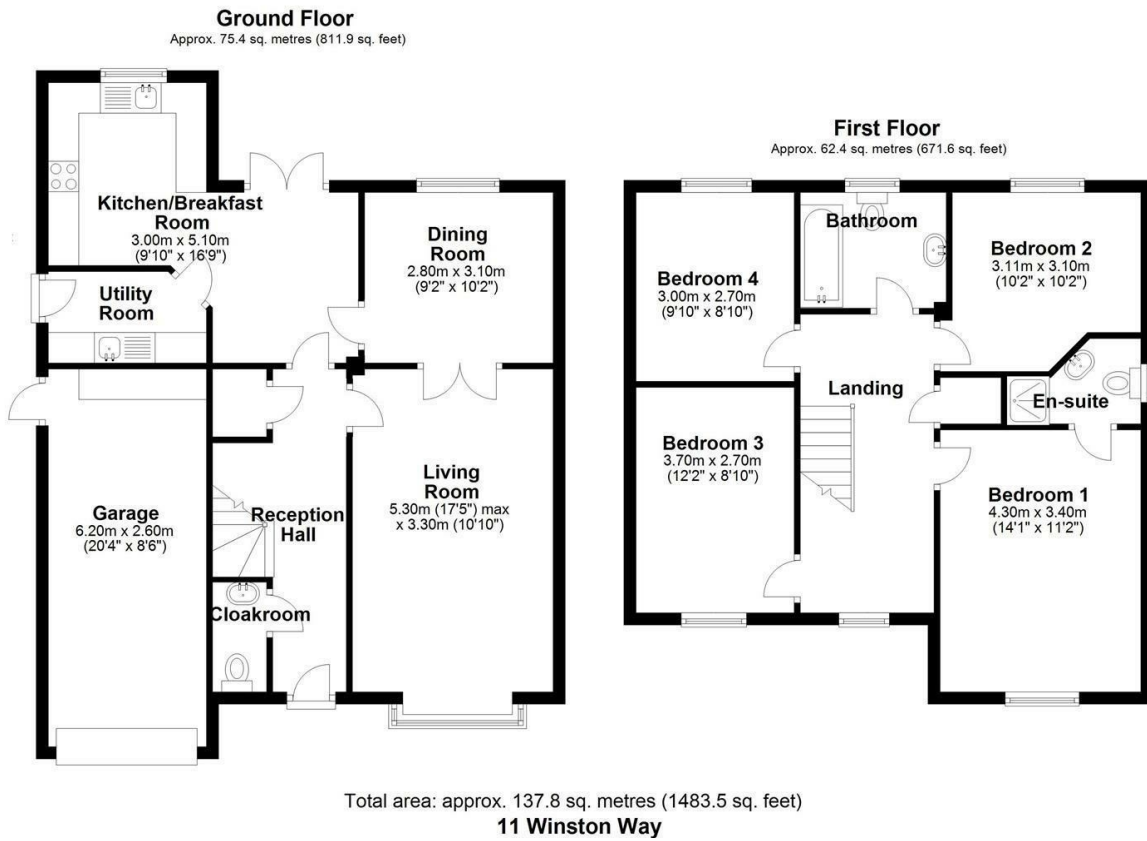


FOR SALE

11 Winston Way, Penley, Wrexham, LL13 0JT



FOR SALE

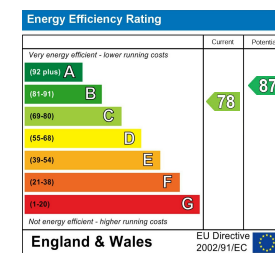
Offers In The Region Of £324,995

11 Winston Way, Penley, Wrexham, LL13 0JT

**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 Rating

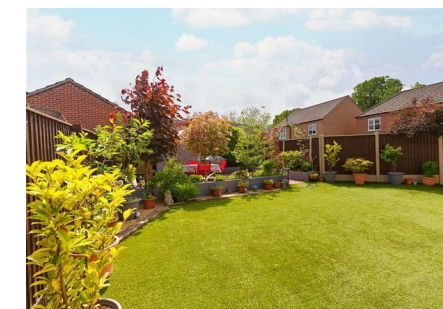


An immaculately presented and thoughtfully designed four bedroom detached family home with a double width driveway, integral garage, and excellent rear gardens, situated in a particularly popular and convenient village location. \*The freehold for this property can be purchased and the vendors would be prepared to do this through the sale.\*



01691 622 602

Ellesmere Sales  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@hallsgb.com



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Malpas (5 miles), Wrexham (8 miles), Ellesmere (10 miles), Whitchurch (11 miles) and Chester (15.5 miles).

(All distances approximate)



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Detached Family Home
- Master with En-Suite
- Immaculately Presented
- Integrated Garage
- Excellent Gardens
- EV Charging Point

The sale of 11 Winston Way does, therefore, offer an excellent opportunity to acquire a particularly well presented four bedroom family home with the benefit of a double driveway, integral garage, and wonderful rear gardens, situated in a popular village location.

#### ACCOMMODATION COMPRISES

A composite front entrance door opening into a reception hall with a matwell, fitted carpet as laid and a staircase to the first floor and a door into understairs storage cupboard.

#### DOWNSTAIRS CLOAKROOM

Vanity hand basin (H&C) with cupboard below, low flush WC, double glazed opaque window to front elevation and a vinyl cover floor.

#### LIVING ROOM

17'4" x 10'9"  
Fitted carpet as laid, double glazed bay window to front elevation, double opening doors into the:

#### DINING ROOM

9'2" x 10'2"  
Brand new wood effect floors, double glazed window onto rear elevation, double opening doors back into the living room.

#### KITCHEN/BREAKFAST ROOM

9'10" x 16'8" (max)  
Ceramic tiled floor, a fully fitted kitchen with a Blanco sink unit (H&C) with a swan neck mixer tap, an extensive range of work surface areas, base units incorporating cupboards and drawers, integrated dishwasher, Zanussi four ring gas/hob unit with double oven below and extractor hood over, matching eyelevel cupboards double glazed windows to rear elevation, fully glazed double opening doors leading out into the rear patio area.

#### UTILITY ROOM

Ceramic tiled floor, Stainless steel sink unit (H&C), rolled top work surface areas to either side and fitted cupboard below, planned space for appliances, matching eyelevel cupboards, partly glazed composite side entrance door.

#### FIRST FLOOR GALLERY LANDING AREA

Fitted carpet as laid, double glazed window onto front elevation, inspection hatch to roof space and a door into the airing cupboard housing a water cylinder with slatted shelving over.

#### BEDROOM ONE

14'1" x 11'1"  
Fitted carpet as laid, double glazed feature window onto front elevation and a vaulted ceiling.

#### EN-SUITE/SHOWER ROOM

Vanity hand basin with (H&C), with double cupboard below, fully tiled cubicle with mains fed shower, low flush WC, double glazed opaque window to side elevation, fully tiled walls and vinyl covered flooring.

#### BEDROOM TWO

10'2" x 10'2" (max)  
Fitted carpet as laid and double glazed windows onto front elevation.

#### BEDROOM THREE

12'1" x 8'10"  
Fitted carpets as laid and a double glazed window onto rear elevation

#### BEDROOM FOUR

9'10" x 8'10"  
Fitted carpet as laid and a double glazed window onto rear elevation.

#### FAMILY BATHROOM

Including a modern white bathroom suite with a vanity hand basin (H&C) with mixer tap and draws below, panel bath (H&C) with mixer tap and shower attachment, low flush WC, fully tiled walls, double glazed opaque window to rear elevation and vinyl covered flooring.

#### OUTSIDE

The property is approached over a double width tarmac driveway leading to an integral single garage which boasts an external EV charging point.

#### GARDENS

The drive is boarded by a lawned front garden with a floral and herbaceous border to one side.

The rear garden is the most attractive feature of the property and includes two paved patio areas providing an ideal space for outdoor entertaining, divided by a large area of AstroTurf and including two raised well stocked floral herbaceous borders with an arch feature, there is also timber garden storage shed.

#### TENURE

The property is said to be of Leasehold tenure and vacant possession will be given on completion of the purchase.

We are advised that, as at 2016, there were approximately 988 years unexpired on the lease, thus, at the time of writing, approximately 981 years remain unexpired.

#### GROUND RENT

We are advised that a ground rent of £200 is due on a per annum basis. The freehold for this property can be purchased and the vendors would be prepared to do this through the sale.

#### SERVICES

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

#### LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

#### COUNCIL TAX

This property is in council tax Band 'F'

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY2 0AW.