



FOR SALE

Offers In The Region Of £324,995

11 Winston Way, Penley, Wrexham, LL13 0JT

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.



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

(All distances approximate)



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

Halls are delighted with instructions to offer 11 Winston Way, Penley, for sale by private treaty.

11 Winston Way is 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 property, which has been much improved by the current vendors, now provides impeccably presented internal accommodation comprising, on the ground floor, an Entrance Hall, Cloakroom, Living Room, Dining Room, Kitchen/Breakfast Room, and Utility Room, together with, to the first floor, four bedrooms (Bedroom One benefitting from an En-Suite), and a family Bathroom.

Externally, the property is complimented by front and rear gardens, with the former incorporating an area of shaped lawn and a double driveway leading onto the integrated single garage.

The rear gardens are a particularly pleasant feature of the property, having been the subject of much attention by the current vendors, and now represent an excellent private space to compliment the property, briefly comprising a substantial area of artificial grass, a number of well-stocked raised beds, and two paved patio areas offering an excellent spot for outdoor dining/entertaining. The rear garden also includes a timber shed.

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" (5.30 x 3.30)

Fitted carpet as laid, double glazed bay window to front elevation, double opening doors into the:

DINING ROOM

9'2" x 10'2" (2.80 x 3.10)

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) (3.00 x 5.10 (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" (4.30 x 3.40)

Fitted carpet as laid, double glazed feature window onto front elevation and a vaulted ceiling.



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



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) (3.11 x 3.10 (max))

Fitted carpet as laid and double glazed windows onto front elevation.

BEDROOM THREE

12'1" x 8'10" (3.70 x 2.70)

Fitted carpets as laid and a double glazed window onto rear elevation

BEDROOM FOUR

9'10" x 8'10" (3.00 x 2.70)

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 a 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.

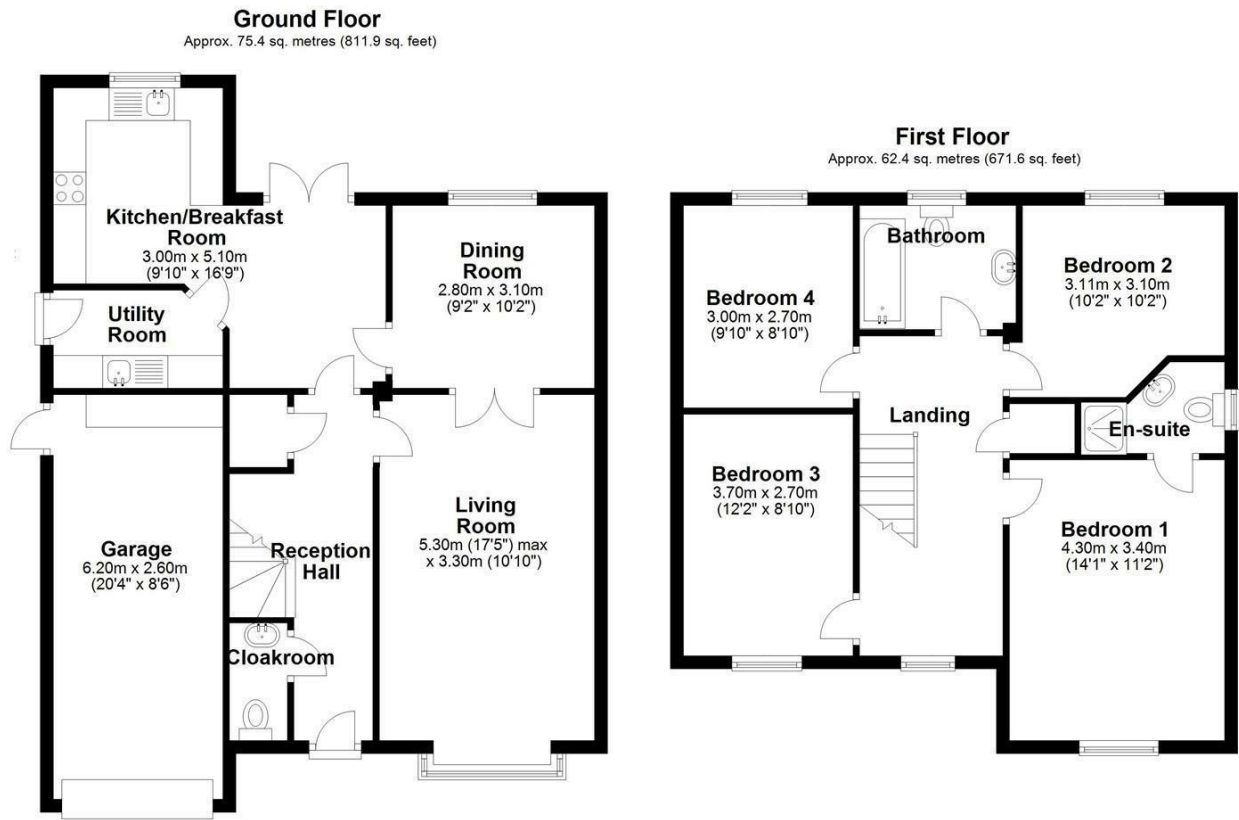
COUNCIL TAX

This property is in council tax Band 'F'

VIEWINGS

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

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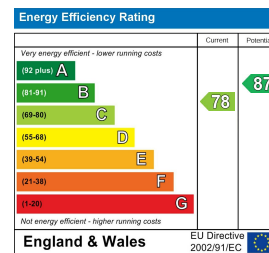


Total area: approx. 137.8 sq. metres (1483.5 sq. feet)
11 Winston Way

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



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