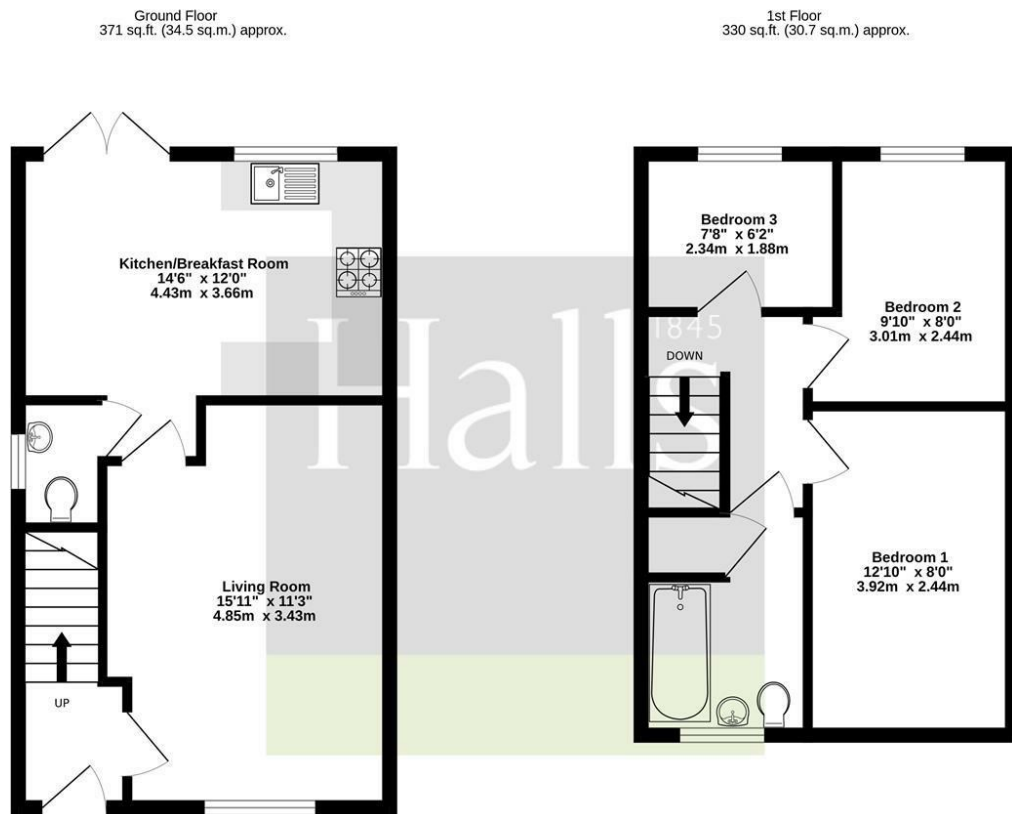


FOR SALE

8 Henka Road, Penley, Nr Wrexham, LL13 0QE



TOTAL FLOOR AREA : 701 sq.ft. (65.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FOR SALE

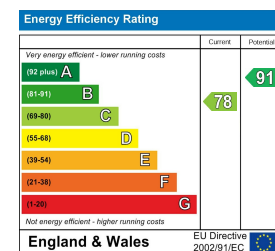
Offers in the region of £180,000

8 Henka Road, Penley, Nr Wrexham, LL13 0QE

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



A well presented three-bedroom end of terrace family home, benefitting from front and rear gardens, driveway parking, and single garage, enviably located in this popular residential development within the village of Penley.



01691 622 602

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



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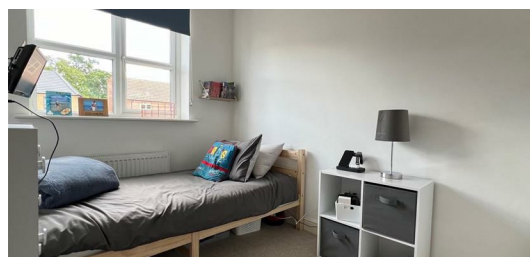
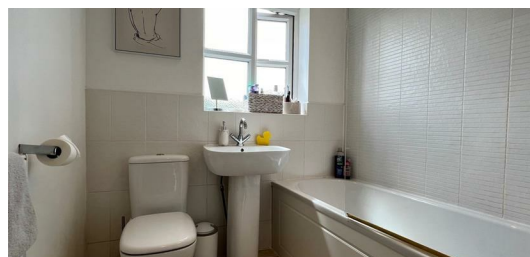
1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three Bedrooms
- Well Presented
- Driveway and Garage
- Gardens
- Village Location

DESCRIPTION

Halls are delighted with instructions to offer 8 Henka Road for sale by private treaty.

8 Henka Road is a well presented three-bedroom end of terrace family home benefitting from front and rear gardens, driveway parking, and single garage, enviably located in this popular residential development within the village of Penley.

Internally, the property is well presented throughout and at present comprises, on the ground floor, an Entrance Hall, Living Room, and Kitchen/Breakfast Room, together with, to the first floor, three Bedrooms and a family Bathroom.

Externally, the property boasts both front and rear gardens alongside a tarmac driveway offering space for the parking of a number of vehicles, with this leading further on to a single garage.

The sale of 8 Henka Road does, therefore, provides the rare opportunity to acquire a well presented three bedroom family home in this popular village location.

THE ACCOMMODATION COMPRISES:

The property is entered via a covered porch through a UPVC front door with opaque glazed panel in to an:

ENTRANCE HALL

Fitted carpet as laid, carpeted stairs rising to the first floor, fitted matwell and a door leading in to the:

LIVING ROOM

15'10" x 11'3" (4.85m x 3.43m)
Fitted carpet as laid, UPVC double glazed window on to front elevation and a further door leading in to the:

KITCHEN/DINING ROOM

Wood effect vinyl flooring, UPVC double glazed window on to rear elevation, UPVC fully glazed double opening patio doors leading out on to patio area and garden beyond, and a fitted kitchen comprising: a selection of base and wall units with wood-block effect work surfaces over, inset 1.5 stainless steel sink with draining area to one side (H&C) mixer tap above, four ring Neff gas hob with complimentary oven below and extractor hood above, planned space for appliances and with one of the wall mounted cupboards housing the Potterton Promax gas boiler, and with a further door leading in to the:

CLOAKROOM

Wood effect vinyl flooring, opaque UPVC double glazed window to side elevation, pedestal hand basin (H&C) mixer tap above and low flush WC.

FIRST FLOOR LANDING

Fitted carpet as laid, UPVC double glazed window on to side elevation, inspection hatch to roof space and a door leading in to:

BEDROOM ONE

12'10" x 8'0" (3.92m x 2.44m)
Fitted carpet as laid, UPVC double glazed window on to front elevation.

BEDROOM TWO

9'10" x 8'0" (3.01m x 2.44m)
Fitted carpet as laid, UPVC double glazed window on to rear elevation.

BEDROOM THREE

7'8" x 6'2" (2.34m x 1.88m)
Fitted carpet as laid, double glazed window on to rear elevation.

FAMILY BATHROOM

Tiled flooring, a UPVC double glazed window on to front elevation and a bathroom suite to comprise: a panelled bath (H&C) mixer tap above and mains fed shower attachment, pedestal hand basin (H&C) mixer tap above, low flush WC and door in to useful storage cupboard which contains the hot water cylinder.

OUTSIDE

The property is approached over a tandem tarmac driveway allowing space for the parking of a number of vehicles, this leading further on to the:

SINGLE GARAGE

Metal up and over front door, concrete floors, storage space in rafters and power and light laid on.

REAR GARDENS

At present comprising an extended paved patio area which offers an ideal space for outdoor dining and entertaining, this leading on to an area of lawn.

SERVICES

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

TENURE

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

LOCAL AUTHORITY

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

COUNCIL TAX

The property is in Band 'C' on the Wrexham County Borough Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.