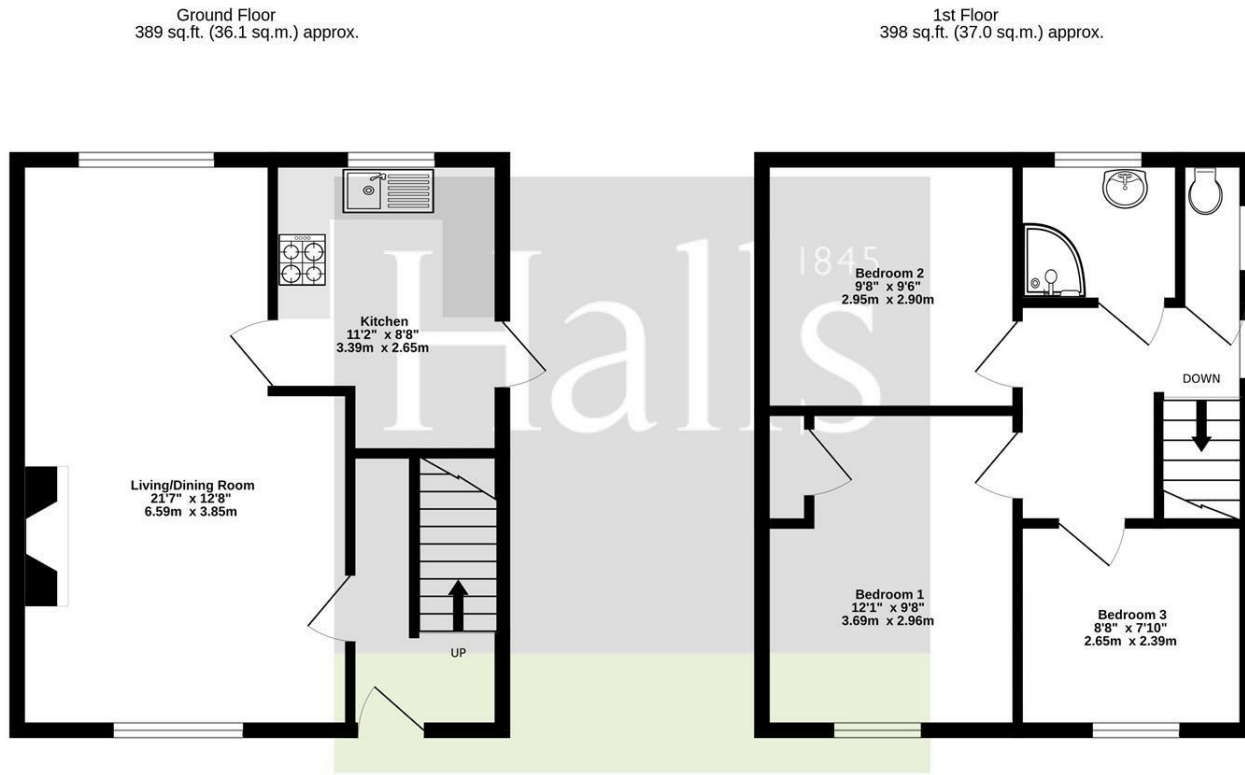


FOR SALE

16 Dymock Place, Penley, LL13 0LL



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 £165,000

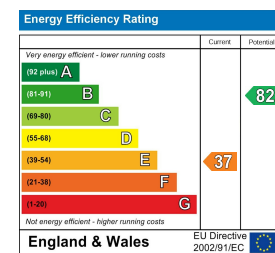
16 Dymock Place, Penley, LL13 0LL

A spacious three bedroom end of terrace property offering potential for modernisation with good sized gardens situated in a popular village centre location.

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



01691 622 602

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



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Overton-on-dee (2 miles), Ellesmere (4 miles), Wrexham (8 miles).
(All distances approximate)



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Spacious end of terrace property
- Potential for modernisation
- Surprising large gardens
- Potential to create parking
- Village centre location
- No upward chain

DESCRIPTION

Halls are delighted with instructions to offer 16 Dymock Place, in Penley, for sale by private treaty.

16 Dymock Place is a spacious three bedroom end of terrace property offering potential for modernisation with good sized gardens situated in a popular village centre location.

The internal accommodation, which does offer potential for certain improvement works, provides, on the ground floor, a Reception Hall, Living/Dining Room and Kitchen, together with three first floor Bedrooms and a Shower Room and a separate WC. The property benefits from double glazed windows and doors, however, does require a central heating system.

Outside, the property is complimented by a lawned front garden providing potential for possible adaptation in to car parking space (subject to LA consent), together with a good sized rear garden providing ideal space for outdoor entertaining.

The sale of 16 Dymock Place does, therefore, provide a rare opportunity for purchasers to acquire a spacious three bedroom property offering potential for improvement according to a purchasers own tastes and requirements situated in this popular village centre location.

SITUATION

16 Dymock Place is situated in a popular residential locality on the edge of the village of Penley. Penley is well known for its Primary and Secondary Schools, the latter of which includes a Sixth Form and Sports Centre. The North Shropshire Lakeland town of Ellesmere (5 miles) is also within easy motoring distance and has an excellent range of local shopping, recreational and educational facilities. The larger centres also of Whitchurch (8 miles) and Wrexham (10 miles) are both also within easy motoring distance, both of which have a more comprehensive range of amenities of all kinds.

THE ACCOMMODATION COMPRISES:

A UPVC front entrance with glazed side panel opening in to a:

RECEPTION HALL

Ceramic tiled floors, staircase to first floor and a door in to a:

LIVING/DINING ROOM

Laminate flooring, double glazed windows to front and rear elevations, an open firegrate standing on a raised tiled hearth with tiled surround.

KITCHEN

Fitted kitchen including a stainless steel sink unit (H&C) with mixer tap and cupboard below, a range of roll topped work surface area with base units incorporating cupboards and drawers with integrated halogen hob unit with single oven below, double matching eye level cupboard, UPVC side entrance door.

FIRST FLOOR LANDING AREA

Laminate flooring, double glazed window to side elevation, inspection hatch to roof space.

BEDROOM ONE

Laminate flooring, double glazed window to front elevation, a door in to an Airing Cupboard with a hot water cylinder.

BEDROOM TWO

Laminate flooring, double glazed window to rear elevation.

BEDROOM THREE

Laminate flooring, double glazed window to front elevation.

SHOWER ROOM

Fully tiled shower cubicle with Creda electric shower, low flush WC, double glazed opaque window to rear elevation, fully tiled floor and walls.

SEPARATE WC

Low flush WC, double glazed opaque window to side elevation, tiled flooring.

OUTSIDE

The property is approached through a high level pedestrian gate over a concreted pathway bordered by an extensive lawned front garden and leading to the front entrance door. The concreted pathway leads alongside the property to the rear garden.

Immediately to the rear of the property is a concreted pad providing an outdoor entertaining space leading on to paving and gravel, beyond which is an area of lawn retained by high level mature hedging.

SERVICES

We understand that the property has the benefit of mains water, electricity 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 Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel 01978 292000.

COUNCIL TAX

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

VIEWINGS

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