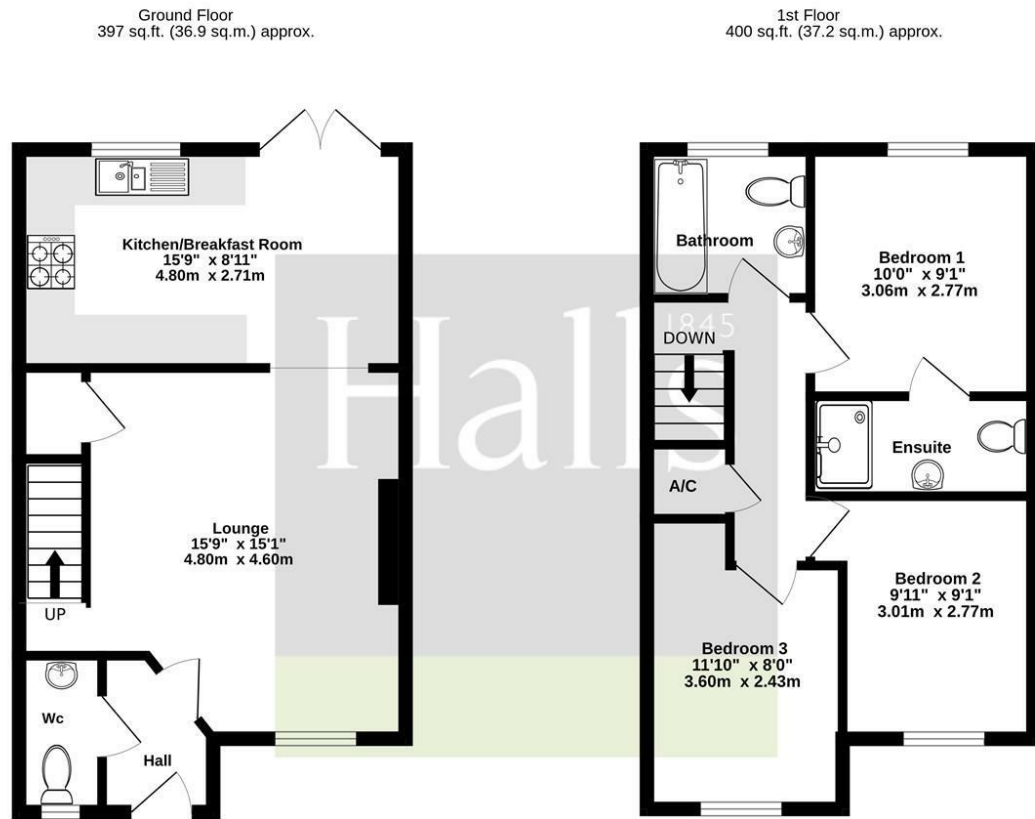


FOR SALE

3 Alson Street, Penley, Nr Wrexham, LL13 0QQ



TOTAL FLOOR AREA : 798 sq.ft. (74.1 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

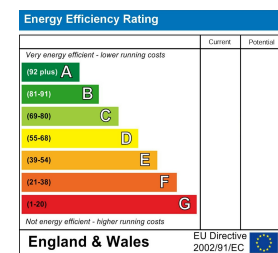
Offers in the region of £190,000

3 Alson Street, Penley, Nr Wrexham, LL13 0QQ

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 Lettings
 Ellesmere, Shropshire, SY12 0AW
 E: ellesmerelettings@hallsgb.com



***** Investors Only ***** A deceptively spacious three-bedroom end of terrace family home offered with tenant in situ and boasting master bedroom with en suite, garage, and driveway parking, conveniently situated within a modern and popular development on the edge of the village of Penley.



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, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Family Home
- Three Bedrooms
- Tenant in Situ
- Front and Rear Gardens
- Garage and Driveway
- Village Location

DESCRIPTION

Halls are delighted with instructions to offer 3 Alson Street in Penley for sale by private treaty.

3 Alson Street is a deceptively spacious three-bedroom end of terrace family home offered with tenant in situ and boasting master bedroom with en suite, garage, and driveway parking, conveniently situated within a modern and popular development on the edge of the village of Penley.

Internally, the property provides well designed and well presented living accommodation situated over two floors which at present comprise, on the ground floor, a Reception Hall, Cloakroom, Living Room, and Kitchen/Dining Room, together with, on the first floor, three Bedrooms (one with En Suite) and a family Bathroom.

Outside, the property is complimented by gardens to the front and rear, with the former of these containing an established conifer which offers an excellent amount of privacy with, the rear of the property containing an expanse of lawn alongside a timber decked area and a paved patio area. Further to this the property also boasts a single garage with driveway parking to the fore.

The sale of 3 Alson Street does, therefore, provides the rare opportunity for investors to acquire a deceptively spacious three bedroom family home with the benefit of gardens, garage, and parking located within 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 matwell and fitted carpet as laid, with a door in to a:

CLOAKROOM

Fitted carpet as laid, UPVC double glazed window on to front elevation, pedestal hand basin and low flush WC.

LIVING ROOM

15'8" x 15'1" [4.8m x 4.6m]
Fitted carpet as laid, UPVC double glazed window on to front elevation, carpeted stairs rising to the first floor with door leading in to understairs storage cupboard, and an archway leading in to:

KITCHEN/DINING ROOM

15'8" x 8'10" [4.8m x 2.71m]
Vinyl flooring, UPVC double glazed window on to rear elevation, double opening fully glazed UPVC patio doors leading out on to patio area and garden beyond, and fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, inset 1.5 stainless steel sink unit with draining area to one side and mixer tap above, four ring gas hob with electric oven beneath and Neff extractor hood over, tiled splashbacks, planned space for appliances and with one of the wall mounted cupboards housing the Suprema gas boiler.

FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to loft space, overstairs storage cupboard which contains a selection of slatted shelving, and a door leading in to:

BEDROOM ONE

10'0" x 9'1" [3.06m x 2.77m]
Fitted carpet as laid, UPVC double glazed window on to rear elevation and a door leading in to:

EN SUITE SHOWER ROOM

Stone effect vinyl flooring, partly tiled walls and a bathroom suite comprising low flush WC, pedestal hand basin (H&C) and walk in shower cubicle with mains fed shower.

BEDROOM TWO

9'10" x 9'1" [3.01m x 2.77m]
Fitted carpet as laid, UPVC double glazed window on to front elevation.

BEDROOM THREE

11'9" x 7'11" [3.6m x 2.43m]
Fitted carpet as laid, UPVC double glazed window on to front elevation.

FAMILY BATHROOM

Stone effect vinyl flooring, opaque UPVC double glazed window on to rear elevation, partly tiled walls and a bathroom suite comprising a panelled bath with (H&C) mixer tap above, recessed tiled shelf, pedestal hand basin and (H&C) mixer tap and low flush WC.

OUTSIDE

The property is approached over a paved walkway flanked to one side by an area of shaped lawn and, to the other, by a further area containing a substantial conifer and hedging.

GARAGE/PARKING

The property is complimented by a single garage located close to the property, with tarmac parking to the fore with up and over metal front door, concrete floor and power and light laid on.

REAR GARDENS

At present comprising a paved patio area which makes an ideal space for outdoor dining and entertaining, this giving on to a paved walkway which leads to the end of the garden and is flanked to one side by an area of lawn alongside a raised timber decking area, this offering further space for outdoor dining and entertaining, with a full height timber gate set in to the far right hand fence allowing secondary pedestrian access to the rear.

OCCUPANCY

The property is currently tenanted on a periodic Occupancy Contract achieving £795pcm, with the occupant wishing to remain in situ

SERVICES

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

TENURE

The property is said to be of Leasehold tenure and will be offered with a sitting tenant.

SERVICE CHARGE/GROUND RENT

We understand that a ground rent of £200 per annum is due.

LEASE

We are advised that a lease of 999 years was granted in 2005, thus, around 980 years remain unexpired.

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

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