



**FOR SALE**

Offers in the region of £140,000

6 Henka Road, Penmere Park, Penley, Wrexham,  
LL13 0QE

A well designed and smartly presented two-bedroom mid-terrace property boasting front and rear gardens, driveway parking, and a single garage, conveniently situated in a popular residential development within the village of Penley.





Ellesmere (5 miles), Wrexham (10 miles) and Chester (20 miles).  
(All distances approximate)



- Well Presented
- Investment Opportunity
- Two Bedrooms
- Attractive Gardens
- Garage and Driveway
- Popular Location

## DESCRIPTION

Halls are delighted with instructions to offer 6 Henka Road in Penley for sale by private treaty.

6 Henka Road is a well designed and smartly presented two-bedroom mid-terrace property boasting front and rear gardens, driveway parking, and a single garage, conveniently situated in a popular residential development within the village of Penley.

Internally, the property has been well maintained and currently comprises, on the ground floor, a Living Room, Kitchen/Dining Room and Cloakroom together with two first floor Bedrooms and a family Bathroom.

Externally, the property enjoys gardens to both front and rear with the former of these offering an area of artificial lawn intersected by a paved walkway with, to the rear of the property, a paved patio area alongside lawn. The property is further complimented by a generous tandem parking area which leads on to the single garage.

## SITUATION

6 Henka Road is situated in the well known town of Penley. Penley is well known for its Primary and Secondary Schools and also has a Parish Church and local Shop. The nearby well known North Shropshire lakeland town of Ellesmere is only 5 miles away which has an excellent range of local Shopping, Recreational and Educational facilities. The county towns of Wrexham (10 miles) and Chester (20 miles) are also within easy motoring distance.

## N.B.

The property is currently tenanted at rent of £650 per calender month with the tenants wishing to remain in situ, and will only be offered to investors.

## THE ACCOMMODATION COMPRISES:

The property is entered via a UPVC door with opaque glazed panel in to a:

## LIVING ROOM

14'0" x 12'4" (4.29m x 3.78m)

Fitted matwell alongside fitted carpet as laid, UPVC double glazed window on to front elevation, carpeted stairs rising to the first floor and door leading in to the:

## KITCHEN/DINING ROOM

15'2" x 12'4" (4.64m x 3.78m)

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

## CLOAKROOM

A continuation of the vinyl flooring, low flush WC, wall mounted hand basin with separate cold tap.



1 Reception  
Room/s



2 Bedroom/s



1 Bath/Shower  
Room/s



#### FIRST FLOOR LANDING

Fitted carpet as laid, inspection hatch to loft space and a door leading in to:

#### BEDROOM ONE

12'4" x 10'7" (3.78m x 3.25m)

Fitted carpet as laid, UPVC double glazed window on to front elevation.

#### BEDROOM TWO

10'7" x 8'7" (3.24m x 2.62m)

Fitted carpet as laid, UPVC double glazed window on to rear elevation.

#### FAMILY BATHROOM

Vinyl flooring, opaque UPVC double glazed window on to rear partly tiled walls and a bathroom suite comprising a panelled bath with (H&C) mixer tap above, mains fed shower with waterfall head over, fully tiled surround, pedestal hand basin (H&C) mixer tap, low flush WC and wall mounted heated towel rail.

#### OUTSIDE

The property offer pedestrians access to the fore over a paved walkway flanked to either side by areas of artificial lawn.

#### REAR GARDEN

At present offering, immediately beyond the rear door, a paved patio area which represents an ideal space for outdoor dining and entertaining, this leading on to an expanse of lawn with gates situated in the top left for access to the:

#### GARAGE/PARKING

Approached over a tandem tarmac driveway area offering space for the parking of a number of vehicles, this leading on to the garage which has an up and over front access door, concrete floors, and storage space in rafters.

#### 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.



#### LOCAL AUTHORITY

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

#### COUNCIL TAX

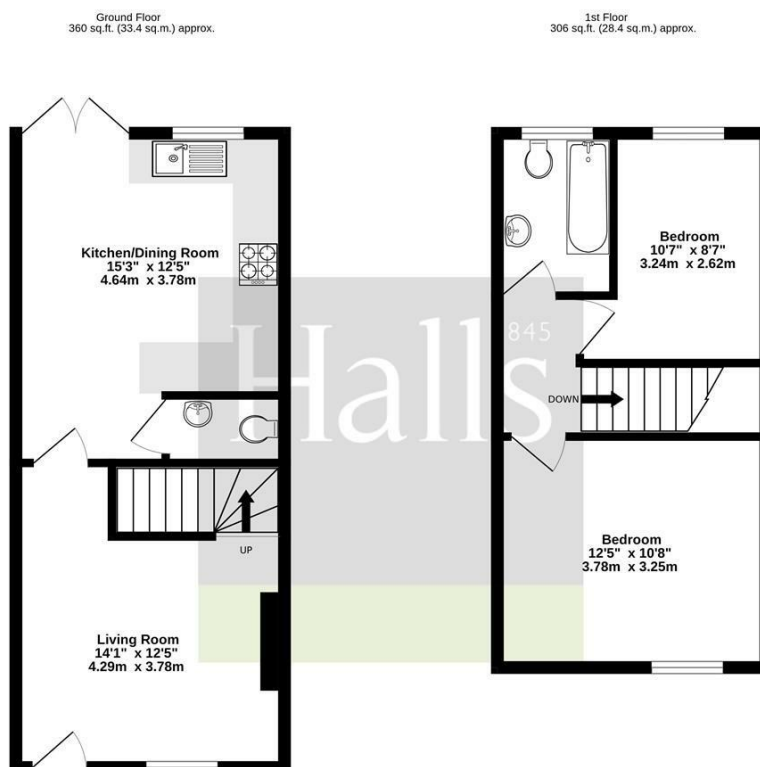
The property is in Council Tax Band 'C' on the Shropshire Council Register.

#### VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW. Tel: 01691 622602.

# FOR SALE

6 Henka Road, Penmere Park, Penley, Wrexham, LL13 0QE



TOTAL FLOOR AREA : 666 sq.ft. (61.8 sq.m.) approx.

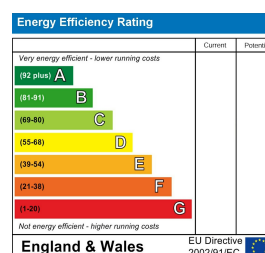
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for 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.

Made with Metreage ©2024

**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



01691 622 602

**Ellesmere Sales**

The Square, Ellesmere, Shropshire, SY12 0AW

E: [ellesmere@halls.gb.com](mailto:ellesmere@halls.gb.com)



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.

[halls.gb.com](http://halls.gb.com)

Residential / Fine Art / Rural Professional / Auctions / Commercial