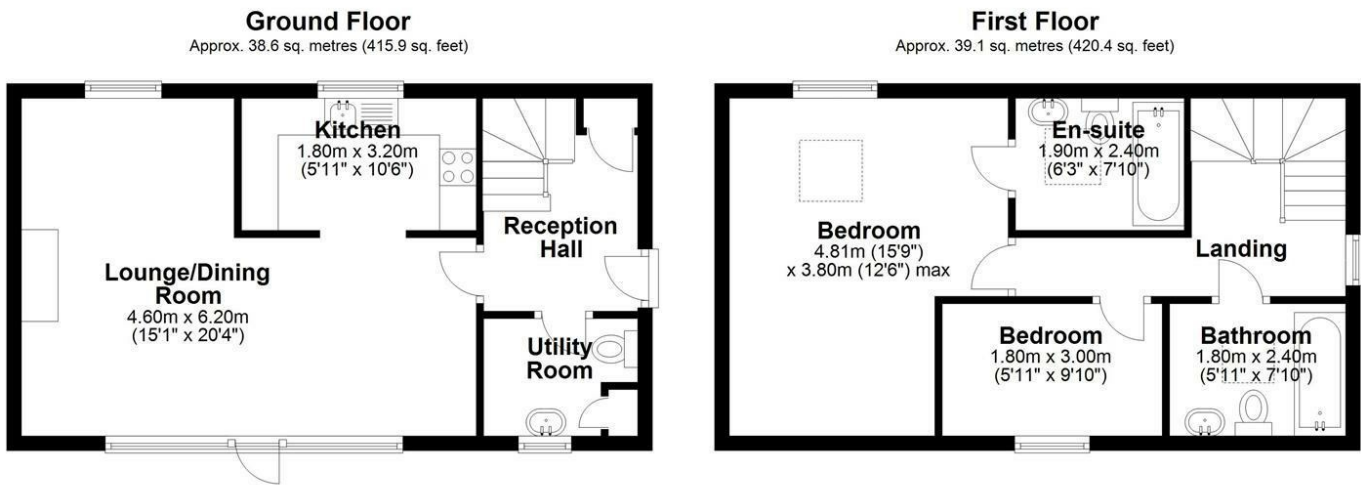


FOR SALE

8 Althrey Court Overton Road, Bangor-On-Dee, Wrexham, LL13 0DA



FOR SALE

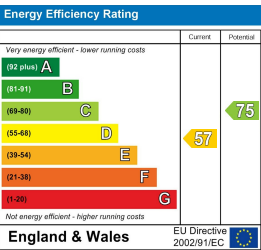
Offers in the region of £279,995

8 Althrey Court

8 Althrey Court Overton Road, Bangor-On-Dee, Wrexham, LL13 0DA

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 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Bangor-on-Dee (0.5 miles), Overton-on-Dee (3 miles), Wrexham (6 miles), Chester (20 miles).

(All distances approximate)



1 Reception Room/s



2 Bedroom/s



2 Bath/Shower Room/s



- Detached Cottage-Style Property
- Very Well Presented
- Master with En-Suite
- Generous Driveway Parking
- Attractive Gardens
- Views Over Bangor Racecourse

DESCRIPTION
Halls are delighted with instructions to offer 8 Althrey Court in Bangor on Dee for sale by private treaty.

8 Althrey Court is an effortlessly charming detached two-bedroom cottage style property benefitting from generous driveway parking, attractively presented living accommodation, and meticulously maintained gardens which offer views over Bangor racecourse, enviably located on the outskirts of the popular village of Bangor on Dee.

Internally, the property is well presented throughout having been designed to evoke a charming “cottagey” ambience whilst currently comprising, on the ground floor, an Entrance Hallway, Cloakroom, open plan Living/Dining Room, and Kitchen, together with, to the first floor, a Master Bedroom with En-Suite Bathroom, a further Bedroom, and a family Bathroom.

Externally, the property occupies a particularly pleasing position with views over Bangor Racecourse and further provides a generous enclosed parking area allowing ample space for a number of cars alongside attractive and well maintained gardens which boast areas of lawn and a patio area.

The sale of 8 Althrey Court does, therefore, provide the decidedly rare opportunity for purchasers to acquire a charming two-bedroom cottage style property with the benefit of parking and attractive gardens, in a uniquely captivating position ideal for horse lovers.

SITUATION
8 Althrey Court is situated just outside the well known village of Bangor-On-Dee, overlooking the Bangor-On-Dee racecourse. Bangor-On-Dee has excellent local facilities for a village of its size including a post office/village stores, two pubs, hairdressers, a doctor’s surgery, dentist and a parish church, yet is still within easy motoring distance of the larger centres of Ellesmere (7 miles), Wrexham (6 miles), Chester (17 miles) and Crewe (27 miles), all of which provide a more comprehensive range of local shopping, recreational and educational facilities. The A483 provides good road links to the north and south and the M53 and M56 motorways provide relatively easy access to Liverpool and Manchester whilst Crewe and Chester stations offer an inter-city rail service to London Euston taking approximately 1Hr 30mins and 2 Hrs respectively.

THE ACCOMMODATION COMPRISES:
The property is entered via a covered porch through a composite front door with opaque glazed panel in to an:

ENTRANCE HALL
Engineered oak flooring, carpeted stairs rising to the first floor with a useful understairs storage cupboard beneath, and a further door leading in to a:

CLOAKROOM
Decorative tiled flooring, opaque double glazed window on to side elevation, low flush WC, and hand basin set within vanity unit with (H&C) mixer tap above and storage cupboards below, along with a heated towel radiator; an integrated storage cupboard contains the Logik gas fired boiler.

OPEN PLAN LIVING/DINING AREA
A continuation of the engineered oak flooring, double glazed window onto side elevation, fully glazed patio door flanked to either side by full height glazing providing access onto the side and allowing lovely views over open countryside and Bangor Racecourse, and with a gas fired ‘log burner’ effect heater set on to a raised tiled hearth within inglenook style fireplace; with one end of the room providing ample space for a seating/dining area along with a doorway which leads in to the:

KITCHEN
Tiled flooring, double glazed window on to side elevation again offering views over the Racecourse beyond, and with a fully fitted kitchen comprising: a selection of base and wall units with granite work surfaces over and with an inset 1.5 stainless steel sink with draining area to one side and (H&C) mixer tap above, tiled splashbacks, a four ring gas fired Smeg hob with electric grill and oven beneath and extractor hood over, with the room containing a number of integrated appliances, these to include: a Hotpoint full height fridge/freezer, eye level microwave, slimline Belling dishwasher, and White Night washing machine.

FIRST FLOOR LANDING
Fitted carpet as laid, inspection hatch to loft space, an attractive circular double glazed window offering views to the front with a door leading in to the:

MASTER BEDROOM
A continuation of the fitted carpet as laid, attractive semi-circular double glazed window on to side elevation providing further views over the Racecourse and beyond, two Velux skylights, and a door leading in to the:

EN SUITE BATHROOM
Exposed wood flooring, Velux skylight, and a bathroom suite comprising a bath with (H&C) mixer tap above and electric shower over, low flush WC and hand basin set into vanity unit with tiled splashback and bathroom mirror over, partly tiled walls and a heated towel rail.

BEDROOM TWO
Exposed wood flooring, attractive semi circular window on to side elevation.

FAMILY BATHROOM
Exposed wood flooring, Velux skylight, and a bathroom suite comprising: a bath with (H&C) mixer tap above with shower attachment and electric shower over, low flush WC, hand basin set in to vanity unit with storage boards below, tiled splashback and bathroom mirror.

OUTSIDE
The property is approached over a generous brick paved driveway retained by low level brick walling which provides ample space for the parking of a number of vehicles, with a mid height timber gate leading through to the:

GARDEN
Having been meticulously maintained by the current vendor to provide an area of shaped lawn bordered by established floral and herbaceous beds and complemented by an attractive paved patio area which represents an ideal space for outdoor dining and entertaining. Most notably, the gardens enjoy open views over Bangor Racecourse, making it ideal for racing enthusiasts.

There is also a slimline timber garden storage shed and a timber summer house (approx. 2.25m x 2m).

To the south eastern side of the property is a further brick paved area bordered by slate beds which are interspersed plants and shrubs with a mid height timber gate leading around to the gardens.

SERVICES
We understand that the property has the benefit of mains water and electricity. Drainage is to a private system and the heating is provided via LPG.

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

LOCAL AUTHORITY & COUNCIL TAX
Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel - 01978 292000. The property is in Council Tax Band ‘ D ’.