



**FOR SALE**

Offers in the region of £150,000

3A Bangor Road Turning Street, Overton, LL13 0HB

A most interesting and deceptively spacious two-bedroom bungalow requiring a comprehensive scheme of modernisation works with gardens which, again, offer exciting potential for landscaping and improvement, peacefully situated in a secluded 'tucked away' position within the village of Overton on Dee.



Ellesmere (5 miles), Wrexham (7 miles), Oswestry (10 miles)

All distances approximate.



- **Spacious Bungalow**
- **Scope for Modernisation**
- **Gardens with Potential for Landscaping**
- **No Onward Chain**
- **Tucked Away Position**
- **Popular Village Location**

## DESCRIPTION

Halls are delighted with instructions to offer 3a Bangor Road in Overton on Dee for sale by private treaty.

3a Bangor Road is a most interesting and deceptively spacious two-bedroom bungalow requiring a comprehensive scheme of modernisation works with gardens which, again, offer exciting potential for landscaping and improvement, peacefully situated in a secluded 'tucked away' position within the village of Overton on Dee.

Internally, the property provides generously proportioned living accommodation which now requires a comprehensive scheme of modernisation and improvement works whilst comprising a Reception Area, Kitchen, Inner Hallway, Wet Room, Living Room, and two double Bedrooms.

Externally, the property offers gardens to the side and rear both of which offer exciting potential for landscaping and improvement in order to become a delightful space to complement the bungalow.

The sale of 3a Bangor Road does, therefore, provide the decidedly rare opportunity for purchasers to acquire a spacious two-bedroom bungalow with excellent scope for modernisation, situated in a secluded position within the village of Overton on Dee.

The property is offered with the benefit of no onward chain.

## THE ACCOMMODATION COMPRISES:

The property is entered via an opaque glazed patio door which leads in to a:

### RECEPTION AREA

Fitted carpet as laid, an opening leading in to the:

### KITCHEN

10'2" x 9'0" (3.12m x 2.75m)

Carpet and tiled floors, UPVC double glazed window onto side elevation, and a fitted kitchen comprising a selection of base and wall units with roll topped work surfaces over, tiled splashbacks, inset sink with draining area to one side and (H&CV) mixer tap above, freestanding Beko cooker and planned places for appliances.

### INNER HALLWAY/STUDY

Tiled flooring and a sliding door opening in to the:



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



#### **WET ROOM**

9'1" x 6'8" (2.78m x 2.04m)

Non slip vinyl flooring, partly tiled walls, large opaque UPVC double glazed window on to side elevation, and a recently installed Wet Room suite comprising a wall mounted electric shower, wall mounted hand basin, and low flush WC.

#### **LIVING ROOM**

17'7" x 13'11" (5.36m x 4.25m)

Fitted carpet as laid, fully glazed patio door, flanked to either side by full height glazing, leading out on to the garden, and a traditionally styled gas-fire set within exposed stone breast with storage/shelving to one side, with a door leading through to:

#### **BEDROOM ONE**

18'0" x 13'5" (5.5m x 4.09m)

Fitted carpet as laid, UPVC double glazed windows on to side and rear elevations.

#### **BEDROOM TWO**

13'11" x 11'0" (4.25m x 3.37m)

Exposed tiled flooring, UPVC double glazed window on to rear elevation, wall mounted shelving.

#### **OUTSIDE**

The property is approached via a communal passageway which leads off Bangor Road on to a paved area with areas for bin storage, with a paved walkway leading through to the:

#### **FRONT/SIDE GARDEN**

Which provides exciting opportunities for improvement and comprising a further section of paving alongside a substantial floral/herbaceous bed retained within low-level stone borders, with the paved walkway leading around the side of the property to the:

#### **REAR GARDEN**

Again offering excellent potential for landscaping whilst, at present, comprising a number of slightly tiered areas and retained on two sides by brick walling.

#### **SERVICES**

We understand the property benefits from mains water, drainage, electricity, and gas.

#### **TENURE**

The property is said to be of Freehold tenure and vacant possession will be granted upon completion.

#### **LOCAL AUTHORITY**

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

#### **COUNCIL TAX**

The property is shown as being within council tax band D on the local authority register.

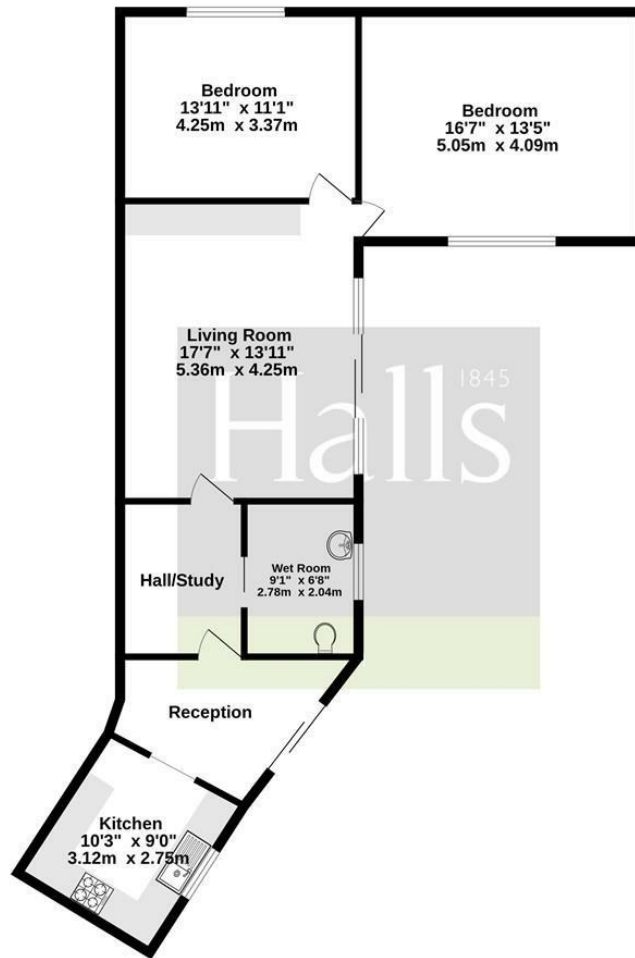
#### **VIEWINGS**

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

FOR SALE

3A Bangor Road Turning Street, Overton, LL13 0HB

Ground Floor  
919 sq.ft. (85.3 sq.m.) approx.



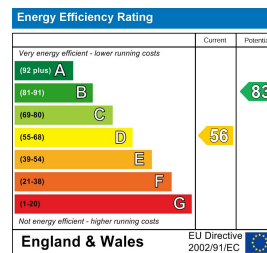
TOTAL FLOOR AREA: 919 sq.ft. (85.3 sq.m.) approx.

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.  
Made with Metropix ©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@hallsgb.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.