

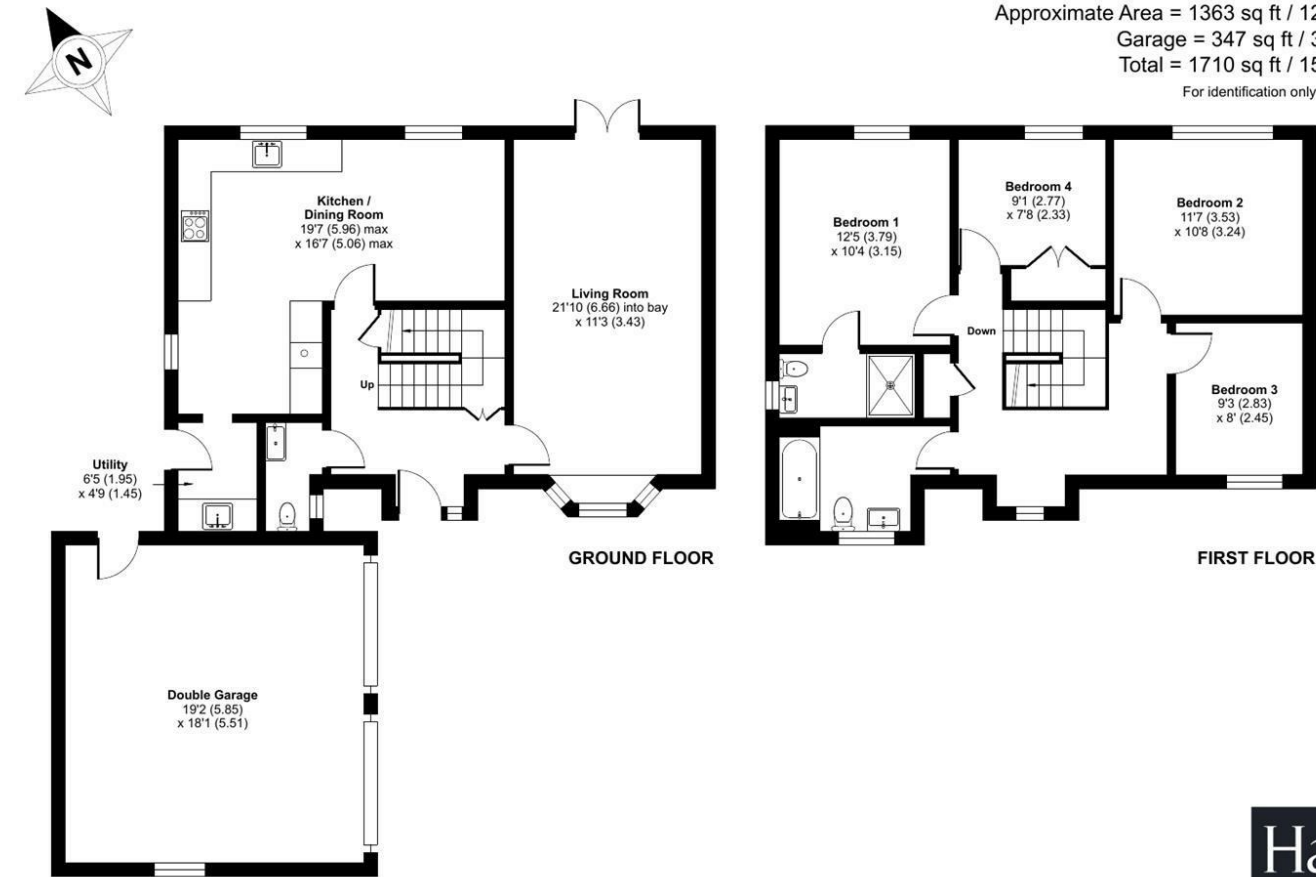
FOR SALE

16 Winston Way, Penley, Nr Wrexham, LL13 0JT



Winston Way, Penley, Nr Wrexham, LL13

Approximate Area = 1363 sq ft / 126.6 sq m  
Garage = 347 sq ft / 32.2 sq m  
Total = 1710 sq ft / 158.8 sq m  
For identification only - Not to scale



FOR SALE

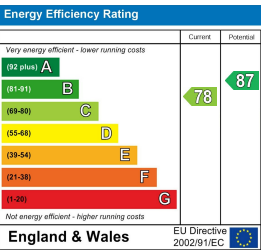
Asking Price £355,000

16 Winston Way, Penley, Nr Wrexham, LL13 0JT

**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



A substantial and much improved detached four-bedroom family home boasting double garage, attractive gardens, and well presented living accommodation, pleasantly situated on the perimeter of a popular development within the village of Penley.



01691 622 602

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



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Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)



2 Reception Room/s



4 Bedroom/s



2 Bath/Shower Room/s



- Substantial Family Home
- Well Presented
- Master with En-Suite
- Attractive Gardens
- Driveway and Double Garage
- Edge of Development Location

DESCRIPTION

Halls are delighted with instructions to offer 16 Winston way in Penley for sale by private treaty.

16 Winston Way is a generously proportioned family home which has been subject to a number of improvement works by the current vendors and now provides around 1400 sq ft of well presented and thoughtfully designed living accommodation situated over two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Cloakroom, open plan Kitchen/Dining Room, and Utility Room, together with, to the first floor, four Bedrooms (the Master boasting an En-Suite), and a family Bathroom situated around a galleried Landing.

The property enjoys a particularly pleasant position on the perimeter of this popular development and is complemented by larger than an anticipated gardens, with, to the front of the property, a double-width tarmac driveway, flanked to either side by areas of lawn, which leads on to the double garage and provides ample space for a number of vehicles.

To the rear are further, well-maintained gardens ideal for growing families and retained within attractive partial-brick walls, which, at present, comprise an expanse of lawn bordered by a paved patio area, the latter representing an ideal space for outdoor dining and entertaining.

SITUATION

The property is situated on the perimeter of popular development within the village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst containing a number of well-regarded schools, including the Maelor School and the Madras Aided School, whilst also being well situated for access to the towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

W3W

///spoken.showering.shine

DIRECTIONS

From Ellesmere proceed along Grange Road in the direction of Overton-on-Dee for approximately 1 mile and turn right signposted 'Penley'. Proceed along this road for 2.9 miles and at the T junction in the centre of Penley turn left. Proceed for a short distance and turn right in to Penley Hall Drive. Continue along this road in to Winston Way and the property willl be situated on your right hand side, identified by a Halls For Sale Board.

SCHOOLING

The property lies within a convenient distance of a number of well-regarded state and private schools, including The Madras Aided School, the Maelor School, Lakelands Academy, Ellesmere Primary School, Ellesmere College, Criftns C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

THE PROPERTY

The property provides principal access into a welcoming Entrance Hall where a feature staircase, with storage cupboards beneath, rises to the first floor and a door, situated to the right, leads into a generously proportioned Living Room with dual aspect windows offering views, respectively, to the fore via a bay window and to the rear over the gardens. From the Entrance Hall, further access is offered into a ground floor Cloakroom and also into a now open plan Kitchen/Dining Room which serves as the heart of the property and boasts a stylish fully-fitted Kitchen complete with "instant" hot water tap, with ample space provided for a seating/dining area; the Kitchen leads through to a useful Utility Room which contains space for white goods and a rear access door.

From the Entrance Hall, stairs rise to an attractive galleried Landing with feature "ecclesiastically-inspired" window offering views to the front and with doors leading into the four Bedrooms (the Master boasting an En-Suite), and a modern family Bathroom.

OUTSIDE

The property is complemented by larger than anticipated gardens which wraparound the property and extend, in all, to around 0.11 acres, with, to the front, a double-width tarmac driveway, flanked to either side by well-maintained lawns, providing ample space for a number of vehicles and leading on to a Double Garage (Approx 347 sq ft) with power and light laid on.

To the rear of the property is a private garden ideal for families which comprises an expanse of lawn bordered by a paved patio area, the latter representing an ideal space for outdoor dining and entertaining and aided by a wall-mounted extendable awning, with the paving leading around the side of the property to a rear access gate and further onto a pedestrian side door for the Garage.

THE ACCOMMODATION COMPRISES:

- Ground Floor -  
Entrance Hall:  
Living Room: 6.66m x 3.43m  
Kitchen/Dining Room: 5.96m x 5.06m (max)  
Utility Room: 1.95m x 1.45m  
Cloakroom:

- First Floor -  
Master Bedroom: 3.79m x 3.15m  
En-Suite:  
Bedroom Two: 3.53m x 3.24m  
Bedroom Three: 2.83m x 2.45m  
Bedroom Four: 2.77m x 2.33m  
Family Bathroom:

SERVICES

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

COUNCIL TAX

This property is in council tax Band 'F' on the council register.

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY2 0AW. Tel: 01691 622602.