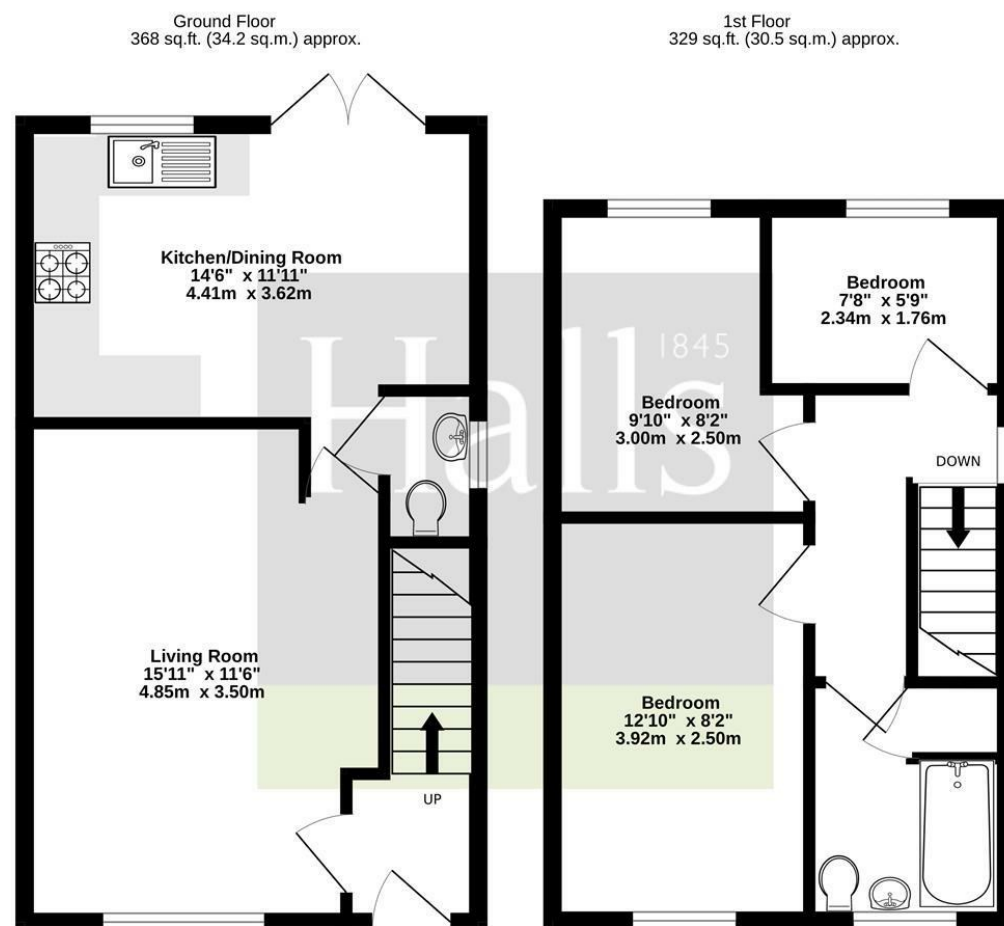


TO LET

2 Henka Road, Penley, Nr Wrexham, LL13 0QE

Halls



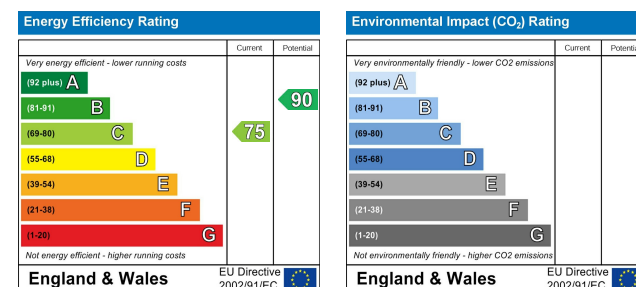
TO LET

£850 Per Calendar Month

2 Henka Road, Penley, Nr Wrexham, LL13 0QE

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.



An well presented three bedroomed end-terrace property with gardens, parking and garage situated in a pleasant location in the village of Penley. Available on an initial six month Occupational Contract, with a longer term tenant preferred.



01691 622602

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



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01691 622602

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

(All distances approximate)

- Three Bedrooms
- Well Regarded Development
- Well Presented
- Attractive Gardens
- Driveway and single Garage
- Popular Village Location

DESCRIPTION

Henka Road is positioned within a popular residential development in the village of Penley which boasts a range of day to day amenities, including Village Hall, Church, and Convenience Store, alongside two particularly well regarded educational establishments, the Maelor School and the Madras School, whilst retaining a convenient proximity to the nearby lakeland town of Ellesmere, which provides a wider range of amenities, including Supermarket, Medical Centre, Public Houses, Restaurants, and a range of independent shops. The county centres of Wrexham and Shrewsbury lie to the north and south respectively and offer a more comprehensive offering of facilities of all kinds, including transport links and cultural attractions.

The property is well presented throughout and enjoys thoughtfully designed living accommodation extending to around 700 sq t with, on the ground floor, an Entrance Hall, Living Room, and Kitchen/Dining Room with inset Cloakroom, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by gardens to both the front and rear, with the former of these comprising an area of artificial lawn flanked to one side by a tandem driveway with space for a number of vehicles, this leading on to a single Garage.

The rear gardens have been attractively landscaped to now provide an area of shaped lawn joined by floral beds and a paved seating area.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Living Room:
Kitchen/Dining Room:
Cloakroom:

- First Floor -
Bedroom One:
Bedroom Two:
Bedroom Three:
Family Bathroom:

TERMS

The property will be offered on an initial six month Occupation Contract, however, longer term occupants are preferred.

Pets to be declared prior to viewing.

HOLDING DEPOSIT

A holding deposit equal to one week's rent will be due upon application.

SECURITY DEPOSIT

A security deposit equal to five weeks' rent will be due to be held by the DPS.

SERVICES

We are advised that the property benefits from mains water, electric, gas, and drainage.

LOCAL AUTHORITY

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

COUNCIL TAX

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

VIEWINGS

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

