

TO LET
3 Winston Way, Penley, Wrexham, LL13 0JT



- 4 bedroom detached unfurnished house situated on a new housing estate in the centre of the desirable village of Penley
- Single garage with parking for 2 cars at the front of the property
- Available immediately
- Council Tax Band F
- EPC Rating 75 C

RENT: £1,250 PER CALENDAR MONTH
DEPOSIT: £1,500

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Lane End, Tedsmore Road, West Felton, Oswestry, Shropshire, SY11 4ER

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DESCRIPTION

A four-bedroom detached house situated a new housing Estate in the centre of the desirable village of Penley.

The property has good-sized family rooms with a large kitchen/dining room and sitting room plus a downstairs WC on the ground floor. The master bedroom with ensuite together with three bedrooms and family bathroom are all on the first floor.

There is a single garage with parking for two cars in the front of the property. A reasonable sized garden with patio and shed can be found at the rear. The property has gas central heating. Carpets and double glazing throughout the house except where stated.

ACCOMMODATION

Entrance Hall with downstairs and cloakroom

Living Room (16`6 x 14`9) and having French style doors to the rear garden. TV point, wood burning stove with slate hearth.

Kitchen / Dining Room (28`7 x 9`) with base units, work surfaces, sink and drainer with mixer tap and having a built-in dishwasher together with wall units above. There is space for a freestanding oven and hob, washing machine, and fridge/freezer. Additional spotlights provide ample light. Tiled floor and having French style doors to rear garden.

Master Bedroom (12`10 x 11`0) and having built in wardrobes and TV point.

Ensuite being fully tiled with shower cubicle, wash hand basin, WC and tiled floor.

Bedroom No 2 (12`8 x 8`10) with built in wardrobe.

Bedroom No 3 (9`8 x 8`9)

Bedroom No 4 (8`10 x 8`8) with built in wardrobe.

Family Bathroom being fully tiled and incorporating bath, overhead shower, WC, wash hand basin, and towel radiator.

Airing Cupboard and having hot water cylinder and shelf above.

Outside

The south facing rear garden includes an Indian stone paved patio, garden shed and lawned area. Parking for two cars at the front. Single garage with electric door.

SERVICES

We understand mains water, electricity, gas and drainage are connected to the property.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Rating C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX

According to Shropshire Council website, the property is in Band F for Council Tax purposes.

TENURE

The property is available to let for a minimum term of 12 months, or longer, and which can be discussed with the Landlord.

No smokers. No pets.

VIEWINGS

Please contact Forge Property Consultants in the first instance by phone on 01691 610317 or email on admin@forgeproperty.co.uk

Agents Note: Photos supplied by Client.



Agent's Note

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