



Peel Close, Overton, LL13 0FB

Price £190,000

Reference: 19424261

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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Wingetts



Description

A Grade II 3 bedroom semi-detached cottage style property located within the popular village of Overton with its range of convenient amenities and road links to Whitchurch, Oswestry and Wrexham having the benefit of gas fired central heating and private parking. The accommodation briefly comprises an open fronted porch, entrance hall with stairs to 1st floor landing, well proportioned lounge and fitted kitchen. The 1st floor landing gives access to the 3 bedrooms and bathroom with w.c., wash hand basin and bath with shower over. Outside the property has the benefit of private car parking for 2 vehicles, garden area and 2 useful lockable store rooms. NO CHAIN. Energy Rating - D (64)

LOCATION

The village of Overton is located approximately eight miles from Wrexham City centre and has long been established as a most favoured area. The village has a convenient range of shopping facilities and social amenities including a Primary school, Health Centre, Butchers and Cafe. There are good road links to Shropshire and Wrexham together with picturesque countryside walks. The highly regarded Secondary School of Penley is within the catchment area.



DIRECTIONS

From Wrexham city centre proceed along the A525 in the direction of Whitchurch and continue for approx. 2 miles into the Village of Marchwiel and subsequently turn right signposted Overton. Continue for approx. A further 5 miles entering the Village of Overton, passing the sports field on the left and parade of shops. The entrance to Peel Close will be observed after the Health Centre and the property will be observed on the left hand side.

ON THE GROUND FLOOR

Part glazed entrance door opening to:

HALLWAY

With staircase to first floor landing, mains wired smoke alarm, Hive central heating controls and part glazed doors off.

LOUNGE

13'8 x 14'0

Window to front with radiator below, modern electric fusebox within raised meter cupboard and separate additional storage cupboard with coat hanging area.

KITCHEN

10'7 x 11'6

Fitted with a range of timber trimmed base and wall cupboards with wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and double glazed window above, plumbing for washing machine, space for cooker, space for under counter fridge, wall mounted gas combination boiler, radiator and under stairs storage area.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space and doors off.

BEDROOM ONE

11'1 x 7'6

Double glazed window with radiator below, exposed beams and recess.

BEDROOM TWO

10'0 x 9'6

Window to front with radiator below and two door built-in wardrobe.

BEDROOM THREE

9'6 x 7'4

Window to front with radiator below.

BATHROOM

Appointed with a three piece suite of low flush w.c, pedestal wash basin with tiled splashback, twin grip panelled bath with shower above and splash screen, part tiled walls, double glazed window, extractor fan, radiator and storage cupboard with shelving.

OUTSIDE

The property is approached off Peel Close to a private driveway with privacy hedging. To the side of the property is a path leading to the entrance porch alongside a garden area. Two lockable useful storage cupboards. A decorative gravelled path continues to the adjoining property.

COUNCIL TAX BAND - D