

**FOR SALE**

Offers in the region of £160,000

67 Penybryn Avenue, Whittington, Oswestry, SY11 4DW

An interesting mature Semi-Detached House requiring modernisation and refurbishment with scope to extend (STPP), whilst having large gardens and parking, whilst pleasantly located in this sought after village close to amenities.





- **Mature Semi-Detached House**
- **Requires Modernisation/Refurbishment**
- **Scope to Extend (STPP)**
- **Large Lawned Gardens**
- **Popular Residential Locality**
- **Sought After Village, Close to Amenities**

DIRECTIONS

From Oswestry town centre continue down Gobowen Road and turn right under the railway bridge onto Whittington Road. Continue and on reaching the large roundabout on the bypass continue straight ahead signposted Whittington. Continue into the village over the railway crossing and past the primary school to the junction at which turn left. At the Boot Public House on the corner turn right onto Ellesmere Road. Take the first turning left into Penybryn Avenue where the property will be seen on the right hand side identified by the Agent's for sale board.

SITUATION

The property is situated in the sought after village of Whittington which boasts its own castle and pond together with post office/village store, public houses, church and primary school. The larger town of Oswestry is approximately 3.2 miles away and offers a comprehensive range of shops and leisure facilities whilst the picturesque town of Ellesmere is approximately 5.2 miles distant. Whittington also offers a local bus service together with excellent commuter links onto the A5 and A483.

DESCRIPTION

This mature semi-detached house occupies a pleasant location within the heart of the village. The house itself offers a traditional layout whilst requiring a comprehensive scheme of modernisation and refurbishment and prospective purchasers may wish to investigate the possibility of extending - subject to any necessary planning consents. The ground floor accommodation includes two reception rooms together with a kitchen and an adjoining utility/store area. The first floor provides three good size bedrooms which are served by the family bathroom.

Outside there is driveway access and parking which can easily be expanded, if required. The gardens are of a particularly generous size and much larger than average. The rear garden in particular offers scope for further landscaping, if required and has an attractive aspect

STORM PORCH

RECEPTION HALL

With staircase rising to the first floor.

LIVING ROOM

With wall mounted gas fired, window aspect to the rear garden.

DINING ROOM

With window aspect onto the rear garden.

KITCHEN

With fitted stainless steel sink unit and adjoining worktop with base units under with drawers.

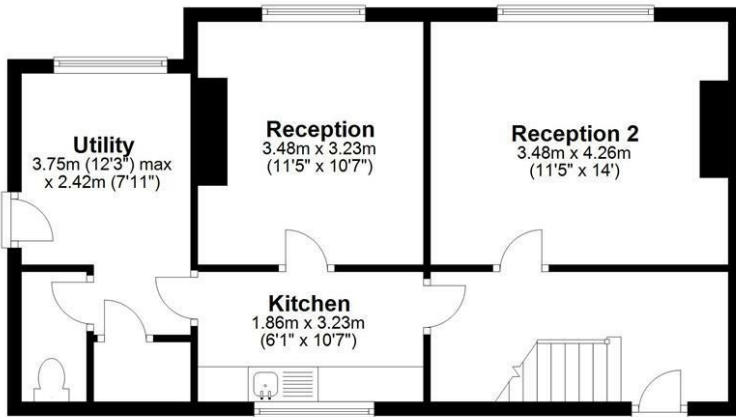
UTILITY ROOM/STORE

With external entrance door.



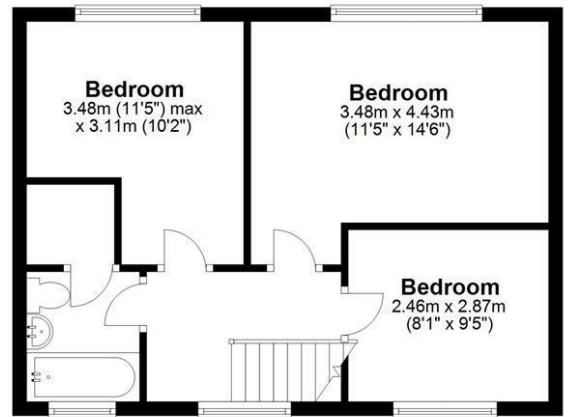
Ground Floor

Approx. 53.0 sq. metres (571.0 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



Total area: approx. 94.1 sq. metres (1013.3 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007

Plan produced using PlanUp.

Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.



2 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



SEPERATE WC

With high flush suite.

FIRST FLOOR LANDING

With access to loft space.

BEDROOM 1

With window aspect onto the rear garden.

BEDROOM 2

With window aspect onto the rear garden.

BEDROOM 3

With window aspect to the front.

BATHROOM

With panelled bath having tiled splash above and wall mounted electric Triton shower unit, wall hung wash hand basin, high level WC. Airing cupboard containing lagged hot water cylinder with immersion heater.

OUTSIDE

The property is approached through twin iron entrance gates leading onto a driveway with parking space.

THE GARDENS

These are of a particularly generous size. To the front is a lawn with privet hedge along the frontage and a pedestrian path with gate. The borders of the lawn incorporate a selection of conifers, shrubs and roses.

The rear garden forms the larger section and comprises a large lawn interspersed with a number of small specimen conifers and shrubs, together with a selection of mature trees towards the bottom of the garden. Two timber garden sheds.

GENERAL REMARKS

FIXTURES AND FITTINGS

Fitted carpets as laid, light fittings and curtains are included. Only those items described in these particulars are included in the sale.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. Part gas fired central heating system. None of these have been tested.

TENURE

Freehold. Purchasers must confirm via their solicitor.

COUNCIL TAX

The property is currently in Council Tax Band B - Shropshire Council.

VIEWINGS

Strictly by appointment through the Agents Halls, 20 Church Street, Oswestry, SY11 2SP - 01691 670320.

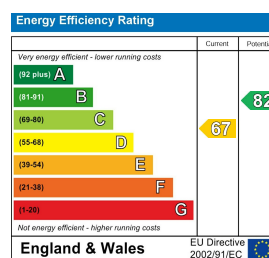


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Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/ financial advice.** We are able to recommend a 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



01691 670 320

Oswestry Sales
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