



TO LET

£795 Per Calendar Month

9 Alson Street, Wrexham, LL13 0QQ

This is a modern terraced home finished to an exceptional standard. The property comprises a living room, dining kitchen, cloaks with W.C. To the 1st floor are two bedrooms and a bathroom. The property has two parking spaces and an enclosed rear garden. It is located towards the end of a cul de sac in the village of Penley.



- Immaculate Terraced House
- Available in November 2025
- Lounge, Kitchen Diner, W.C
- Two Bedrooms, Bathroom
- Enclosed Gardens & Gas CH
- Parking for Two Cars

Location

The property is located at the end of the cul de sac of Alson Street in the popular 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.

Brief Description

There is a front entrance door that opens into a spacious living room with window to the front. There is a doorway through to an inner hall, a cloakroom with W.C and to the rear of the house is a modern dining kitchen with a wide range of cupboards, work tops, gas hob and electric oven. There is space for a washing machine, undercounter fridge and freezer. From the dining area are double doors to the rear gardens.

Stairs ascend from the living room to the first floor landing. There are two bedrooms and a bathroom to the first floor. The property has gas fired heating and double glazed windows.

Outside

The property can be accessed from either the parking area through the garden or from the driveway to the front door. There are allocated parking spaces for two cars and gardens to the front and an enclosed garden to the rear with lawns.



1 Reception Room/s



2 Bedroom/s



1 Bath/ shower room/s

Directions & What 3 Words

From Whitchurch drive out on the Wrexham road for about 3 miles and turn left for Hanmer. Follow the road for about 1.5 miles into the village of Penley. Turn right into Pendas Park and then continue into Penley Hall Drive. At the bottom turn left into Winston Way and then 1st left into Alson Street and the property is located at the top left hand corner.

What 3 Words - ///vocally.quiet.departure

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watgate Street, Whitchurch, SY13 1DW
WH16 291025

Council Tax - Wrexham

The property is in Council Tax Band C on the Wrexham Council Tax Register.

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, Criffins C of E School, Oswestry School, Moreton Hall, and Shrewsbury College.

Services - All

We believe that mains water, gas, electricity and drainage are available to the property. The heating is via a gas fired boiler to radiators.

Tenancy Conditions

Rent £795 per calendar month and the deposit is £917.
First month's rent and deposit payable in advance.
Sorry no smokers and pets by negotiation.
The property is to be let on an un furnished basis.

Property to Let? We would be delighted to provide you with a free, no obligation, market assessment of your rental property to discuss the options available to you. We can offer **tailor made solutions** to make the letting and management of your property as easy as possible allowing for your individual circumstances and requirements.

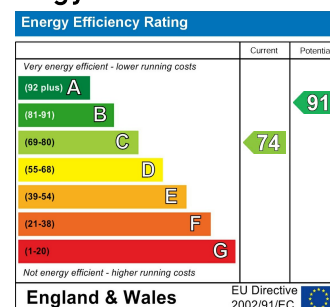
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01948 663230

8 Watgate Street, Whitchurch, Shropshire, SY13 1DW
Email: whitchurchlettings@halls.gb.com

Energy Performance Ratings



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