

BOWEN

PROPERTY SINCE 1862



Asking Price £225,000

7 Hanmer Close, Overton, Wrexham, LL13 0LD

🏠 3 Bedrooms

🚿 1 Bathroom

7 Hanmer Close, Overton, Wrexham, LL13 0LD



General Remarks

Situated in the much sought after village of Overton. Three-bedroom house and garage occupying pleasant location with off road parking and enclosed rear garden. The property is maintained to a high standard and viewing is highly recommended.

Location: The property is located in the much sought after village of Overton-on-Dee in the picturesque Dee Valley. The village offers an excellent range of facilities and amenities including a Primary school, Medical Centre, Post Office and a host of shops. Its proximity to the A5/483 bypass make the towns of Oswestry and Ellesmere as well as the Cities of Wrexham and Chester easily accessible, and the motorway network beyond.



Accommodation

Canopy Entrance Porch: External wall light

Upvc Partly Glazed Entrance Door:

Entrance Hall: Wood effect flooring, radiator, understairs store cupboard.

Open Plan Lounge/Dining Area: 21' 11" x 17' 1" (6.68m x 5.20m) Wood effect flooring, coving to ceiling.

Lounge Area: Log burning stove set on a raised stone tile hearth with oak lintel above, radiator, 'Satchwell' central heating control switch.

Dining Area: Part wood wall panelling, radiator.

Kitchen: 9' 1" x 8' 8" (2.76m x 2.63m) Tile effect flooring. range of fitted wall cupboards and matching base units with worktop surface above. Enamel Belfast sink with mixer tap, Zanussi built-in electric oven with 4 ring halogen hob and extractor hood above, wall mounted Worcester gas boiler (installed 2022). Spaces for appliances to include washing machine and refrigerator/freezer. Partly tiled walls, radiator. Half glazed door to rear garden.

Staircase with Part Wood Panelling To First Floor And Landing Area.: Small side Window, laundry cupboard with shelves.

Bedroom One: 11' 11" x 8' 2" (3.64m x 2.50m) Part wood panelling to walls, radiator.

Bedroom Two: 9' 9" x 9' 9" (2.98m x 2.97m) Wood panelling to one wall, radiator.



Bedroom Three: 6' 11" x 6' 6" (2.11m x 1.98m)
Radiator.

Bathroom: 8' 4" x 5' 11" (2.53m x 1.81m) Vinyl tile effect floorin. Matching suite comprising panel bath with 'Triton T80' electric shower and shower screen above, partly tiled walls, pedestal wash hand basin with tile splash, low level flush WC, radiator.

Outside: The house is situated off Station Road onto Hanmer Close where no: 7 enjoys a corner location approached through a wooden entrance gate onto a tarmac drive with small lawned area and gravel area providing additional parking if required. Side entrance

gate to the enclosed rear entrance garden which is mainly laid to lawn with concrete slab patio area, corner bark area providing useful space for decking/store shed/pergola to suit ones own desire. Outside wall tap, covered electric double socket,

Garage Room: 16' 11" x 9' 2" (5.16m x 2.79m) with 'up and over' door to the front and a rear personnel door.

Tenure: We are informed that the property is freehold subject to vacant possession upon completion.



Services: We understand the property is connected to mains electricity, gas water and drainage.

Council Tax Band 'D':

EPC Rating 65|D:

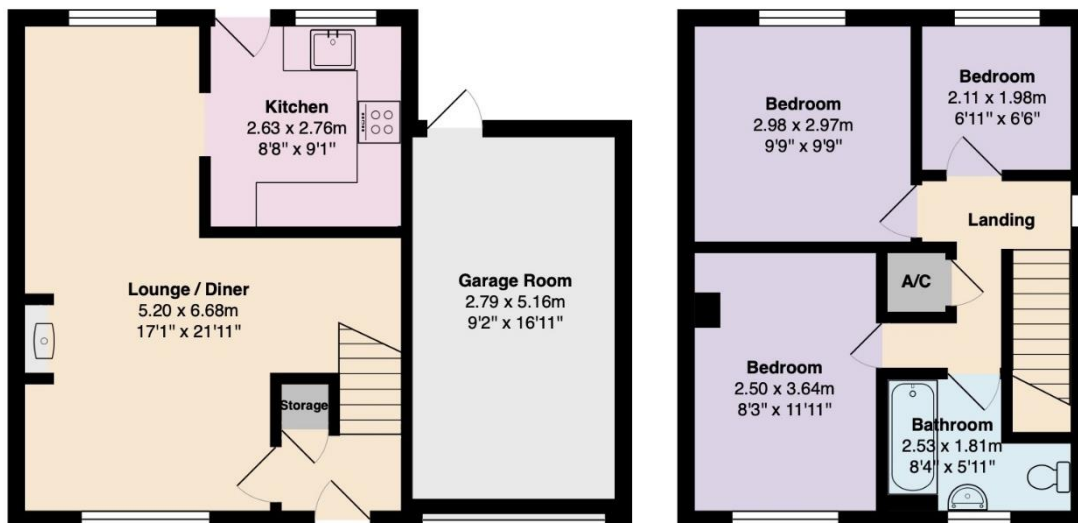
Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel:(01978) 292000

Viewing and further information: For further information or to arrange a viewing please contact the sole selling agent's Ellesmere office on (01691) 622534.

Directions: From Ellesmere proceed out of the town on the A528 road signposted Overton. Continue for approximately 5 miles into the village of Overton-on-Dee onto Salop Road, at the junction turn right into Station Road, signposted Whitchurch. After a short distance the property will be identified on the left handside by the agents for sale board.

What3Words: ///wobbles.snail.foster:

7, Hanmer Close, Overton, LL13 0LD



Total Area: 84.7 m² ... 912 ft²

All measurements are approximate and for display purposes only

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.