



44 Parkside, Overton, Wrexham, LL13 0HA
Offers In Excess Of £240,000

A lovely 3 bedroom semi detached home with a glazed roof conservatory leading off from the open plan kitchen dining room enjoying a pleasant aspect overlooking the private and sunny aspect rear garden. Located within the popular village of Overton with its range of amenities, primary school and access to Wrexham, Cheshire and Shropshire, this well presented home briefly comprises an open fronted porch, part glazed composite entrance door opening to the hall with tiled floor and stairs to 1st floor landing, cloaks/w.c., lounge, impressive open plan kitchen dining room appointed with a gloss fronted range of base and wall cupboards, range cooker and work surface areas incorporating a breakfast bar, double doors open to the conservatory which provides another reception room and a useful utility/store room providing excellent practical space. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles, and the modern family bathroom with shower over bath. Gas fired central heating and Upvc double glazing. To the outside, a brick paved double width drive provides private parking, and a gated side path leads to the rear garden which is a particular feature providing excellent outdoor entertaining space for both children and adults to include an Indian stone paved patio with electric socket and lighting, perfect for BBQ's, lawned area and flower beds, all enclosed to provide a safe environment. Energy Rating - D (68)

LOCATION

Parkside is conveniently located within the picturesque village of Overton-on-Dee approximately 8 miles from Wrexham and offers an excellent range of convenient amenities and facilities including a Doctors Surgery, Pharmacy, Butchers, highly regarded Primary School, village shop, coffee shop and sports fields. The village is also within the catchment for the popular Penley High School. Situated within commuting distance of Wrexham, Oswestry, Shrewsbury and Whitchurch allowing for daily access to the commercial and Industrial centres of the region together with independent schools at Shrewsbury, Ellesmere and Moreton.

DIRECTIONS

From Wrexham city centre proceed along the A525 in the direction of Whitchurch. Turn right in the village of Marchwiell and continue for a further 5 miles into Overton. Take the left turn onto Turning Street, passed the village chip shop and then turn left into Parkside. Follow the road around and the property will be observed on the right

ON THE GROUND FLOOR

Open fronted pillared porch with welcome light and part glazed composite door opening to:

HALLWAY

Featuring tiled flooring, staircase to first floor landing, six panel white woodgrain effect doors off, radiator and useful coats cupboard.

CLOAKROOM/W.C

Appointed with a low flush w.c with dual flush, wash basin set within vanity unit, fully tiled walls, upvc double glazed window and wood effect tiled flooring.

LOUNGE 13'5" x 11'5" (4.1m x 3.5m)

Upvc double glazed window to front, radiator, wall light points, wall mounted electric fire and grey wood effect flooring.

OPEN PLAN KITCHEN/DINING ROOM 19'8" x 8'6" (6m x 2.6m)

An impressive sociable and practical living space with the kitchen area appointed with a gloss fronted range of base and wall cupboards complimented by work surface areas incorporating a breakfast bar, ceramic single drainer sink unit with mixer tap, Range cooker with splashback and extractor hood above, integrated dishwasher, LED plinth lighting, part tiled walls, tiled flooring, under unit lighting, illuminated glass display cabinets, understairs storage cupboard, radiator, connecting door to the utility/storeroom and upvc double glazed French doors opening to:

CONSERVATORY 14'1" x 10'9" (4.3m x 3.3m)

Enjoying a pleasant aspect overlooking the rear garden through upvc double glazed windows on a brick plinth, glass tinted roof, ceramic tiled floor, radiator and upvc double glazed French doors opening to the garden.

UTILITY/STOREROOM 14'5" x 7'10" (4.4m x 2.4m)

An excellent storage room having the benefit of plumbing for washing machine, space for tumble dryer, wall mounted gas central heating boiler, PVC external door, lighting and power sockets.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, radiator and six panel white woodgrain effect doors off.

BEDROOM ONE 11'5" x 10'5" (3.5m x 3.2m)

Upvc double glazed window to front and radiator.

BEDROOM TWO 11'9" x 8'6" (3.6m x 2.6m)

Another double bedroom with upvc double glazed window to rear and radiator.

BEDROOM THREE 8'10" x 7'10" (2.7m x 2.4m)

Upvc double glazed window to front and radiator.

BATHROOM

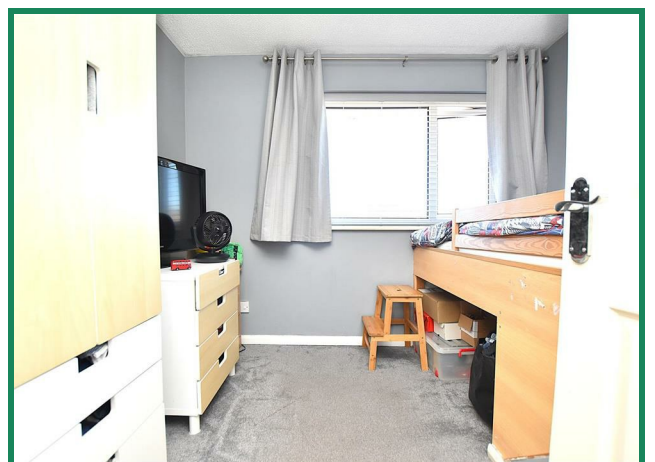
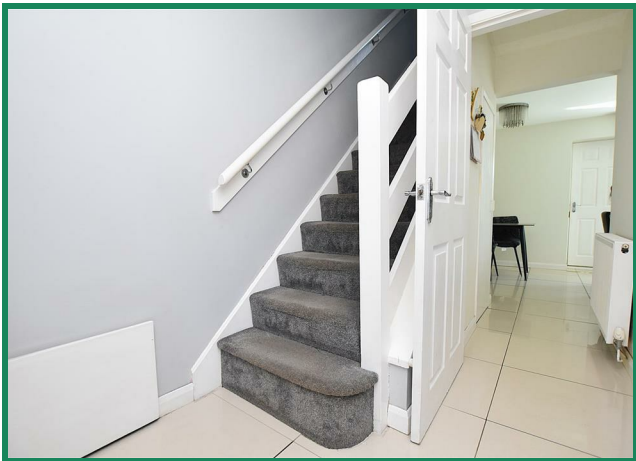
Appointed with a white suite of bath with mixer tap, mains thermostatic shower above and shower head, wash basin set within a white gloss vanity unit with mixer tap, low flush w.c, inset ceiling spotlights, fully tiled walls, tiled flooring, chrome heated towel rail, extractor fan and upvc double glazed window.

OUTSIDE

The property is approached along a brick paved double width driveway providing parking and guest parking, convenience of a cold water tap for car washing and a gated paved path to the side leading to the rear garden which is a particular feature of the property enjoying a private and sunny aspect which includes a lawned area, Indian stone paved patio which is ideal for outdoor entertaining and relaxing, cold water tap, flowerbeds and privacy hedging, all of which is enclosed to provide a safe and secure family environment.

PLEASE NOTE

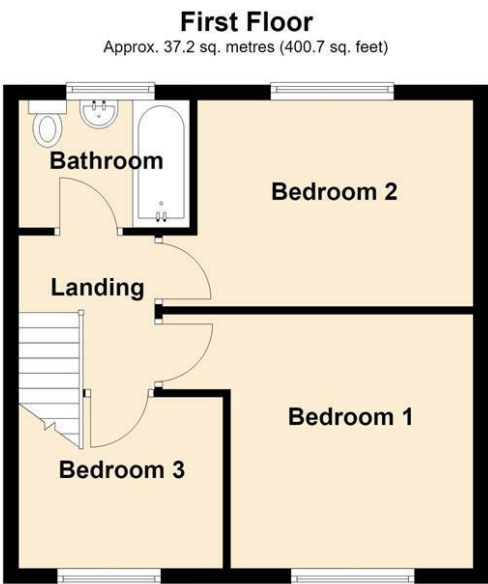
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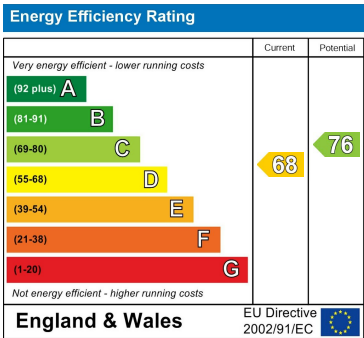
Floor Plan



Area Map



Energy Efficiency Graph



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