



Penrhos Cottage, Greenhill Bank, Criftins, Ellesmere, SY12 9LU

Offers over **£355,000**



Bedrooms: 3 Bathrooms: 1 Receptions: 4

Discover peaceful rural living with this delightful three-bedroom semi-detached property, nestled on a generous 1/3 acre plot and boasting scenic views.

Access to the home is via a garden path from the driveway leading to the **Entrance Hall**, which provides entry to the reception rooms. The welcoming **Dining Room** (3.16m x 4.77m) features front aspect UPVC windows, fitted carpet, and a double radiator, creating an ideal space for meals and gatherings. Adjacent, the comfortable **Sitting Room** (3.31m x 4.74m) offers front and side aspect UPVC windows with views over the front garden, complemented by a tiled fireplace and hearth, fitted carpet, and a double radiator.

The practical **Kitchen/Breakfast Room** (3.48m x 2.78m) includes rear aspect UPVC windows, a tiled floor, sink with mixer tap, and ample space for an upright fridge freezer, freestanding oven, and hob. A convenient **Utility Room** (2.62m x 1.97m) provides a rear aspect window, stainless steel sink unit, worktop with under-counter space for a washing machine and dryer, and a double panel radiator. Completing the ground floor is the **Rear Porch** (2.1m x 2.38m), accessible through wooden doors, featuring a double radiator and tiled floor.

Ascending the **Stairs to the Landing**, with fitted carpet, loft hatch, and radiator, you will find access to the bedrooms. **Bedroom 1** (2.63m x 3.57m) benefits from front and side aspect UPVC windows offering views over surrounding fields, a radiator, and fitted carpet. **Bedroom 2** (3.28m x 2.45m) presents front aspect UPVC windows, a radiator, wooden floor, and a built-in cupboard. **Bedroom 3** (2.47m x 2.76m) features rear aspect UPVC windows and fitted carpet.

The **Family Bathroom** (3.41m x 2.19m) is equipped with rear obscured windows, a bath with an electric shower over, a low-level WC, tiled walls and floor, a cupboard housing the hot water tank, and a hand wash basin.





Outside, the expansive 1/3 acre plot offers a front garden primarily laid to lawn, a driveway with parking for two vehicles, and a garden path. This property boasts a single garage, a workshop, and a rear garden featuring a pond, established trees, a garden kitchen BBQ area, a shed, and lawns. An additional large, partly constructed garage workshop benefits from a separate gated entrance, offering excellent potential.

This home benefits from an air source heat pump for efficient heating and includes outbuildings for additional storage or hobbies. Enjoy the tranquility of its setting while being well-connected. We encourage a viewing to fully appreciate the charming location and comprehensive accommodation on offer.

Tenure - The vendors confirm that the house is freehold. Confirmation of this should be sought by any prospective legal advisor.

Notes - Viewing strictly by arrangement with the Agent. All measurements set out in these sale particulars are approximate and are for guidance purposes only. Apparatus, equipment, systems or services etc have been not tested, and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with consents or current usage. Nothing in these particulars indicate that any fixtures or fittings, unless 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.

Any prospective purchaser(s) will be contacted by 'Prudent Financial Planning Ltd' for financial qualification and 'Move Butler' for Anti-Money Laundering (AML) qualification, 'Move Butler' charge £30.00 per person per AML Check. Should any prospective purchaser(s) not want to be contacted, please state at the time of submitting an offer.





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