FOR SALE

Offers in the region of £160,000

1 Park View, Lane End, Penley, Wrexham, LL13 0LN

A well proportioned three-bedroom detached family home requiring a comprehensive scheme of modernisation and improvement, with ample parking, front and rear gardens, and an open aspect to the rear; peacefully situated in a pleasant spot within the village of Penley.

FOR SALE

Ellesmere (5 miles), Wrexham (10 miles), Chester (20 miles).

(All distances approximate)

- **Requiring Modernisation**
- **Excellent Potential for Improvement**
- **Open Views to Rear**
- **Ample Parking**
- **Popular Village Location**
- **No Onward Chain**

DESCRIPTION

Halls are delighted with instructions to offer 1 Park View, Lane End, in Penley for sale by private treaty.

1 Park View is a detached three-bedroom house occupying a pleasant position within the popular border village of Penley. The property now requires comprehensive modernisation and improvement throughout, offering an excellent opportunity for a purchaser to update and remodel the accommodation to their own specification. The existing layout provides a generous lounge and dining area, kitchen, conservatory, three bedrooms and a family bathroom, extending in all to approximately 927 sq ft.

Outside, the house benefits from off-road parking and gardens extending around the property. The enclosed rear garden is a particular feature, enjoying an attractive open outlook across adjoining fields and offering further scope for landscaping and enhancement alongside the house itself.

W3W
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SITUATION

The property occupies a pleasant position within 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.

DIRECTIONS

Leave Ellesmere via Grange Road in the direction of Overton-On-Dee where, after around 1 mile, a right hand turn leads onto Ellesmere Lane (signposted Penley); continue on this road until, when reaching at a T junction in the centre of Penley, turn left. At the mini-roundabout, take the first left onto Lane End where the property is positioned immediately to the right.

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

THE PROPERTY

The accommodation is arranged over two floors and, while now dated in presentation, provides a practical and well-proportioned basis for a programme of renovation.

A covered entrance opens into the hallway, leading through to the principal reception accommodation. The lounge is a good-sized room with a bay window to the front and connects with the adjoining dining area, creating a generous combined living space. To the rear, the dining area opens into the conservatory, which in turn provides direct access to the garden.

2 Reception Room/s

3 Bedroom/s

1 Bath/Shower Room/s

The kitchen is fitted with an existing range of wall and base units and incorporates space for a number of domestic appliances, although the room, together with the remainder of the house, would benefit from comprehensive updating. There may also be potential, subject to the necessary consents and structural considerations, to reconsider the ground-floor layout as part of a wider refurbishment.

On the first floor are three bedrooms and a family bathroom. The principal bedroom is a comfortable double room, with two further bedrooms providing flexibility for family use, guests or home working

Overall, the property offers considerable scope for improvement and represents an opportunity for purchasers seeking a detached village home which they can modernise and finish to their own requirements.

OUTSIDE

The property is approached from Lane End onto a driveway providing off-road parking to the front and side of the house.

Gardens extend around the property and are principally laid to lawn with mature hedging and established boundaries. To the rear is an enclosed garden with a paved seating area adjoining the house and an attractive outlook over neighbouring open fields. A timber garden shed provides useful storage.

As with the house, the outside areas offer scope for further improvement and landscaping, allowing a purchaser to create a more contemporary garden setting to complement any refurbishment of the property.

LOCAL AUTHORITY

Wrexham Council

SERVICES

We are informed that the property benefits from mains water, electric, and drainage.

COUNCIL TAX

The property is shown as being within council tax band E on the local authority register.

TENURE AND POSSESSION

The property is said to be of freehold tenure and vacant possession will be granted upon completion.

* ANTI-MONEY LAUNDERING (AML) CHECKS *

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.

FOR SALE

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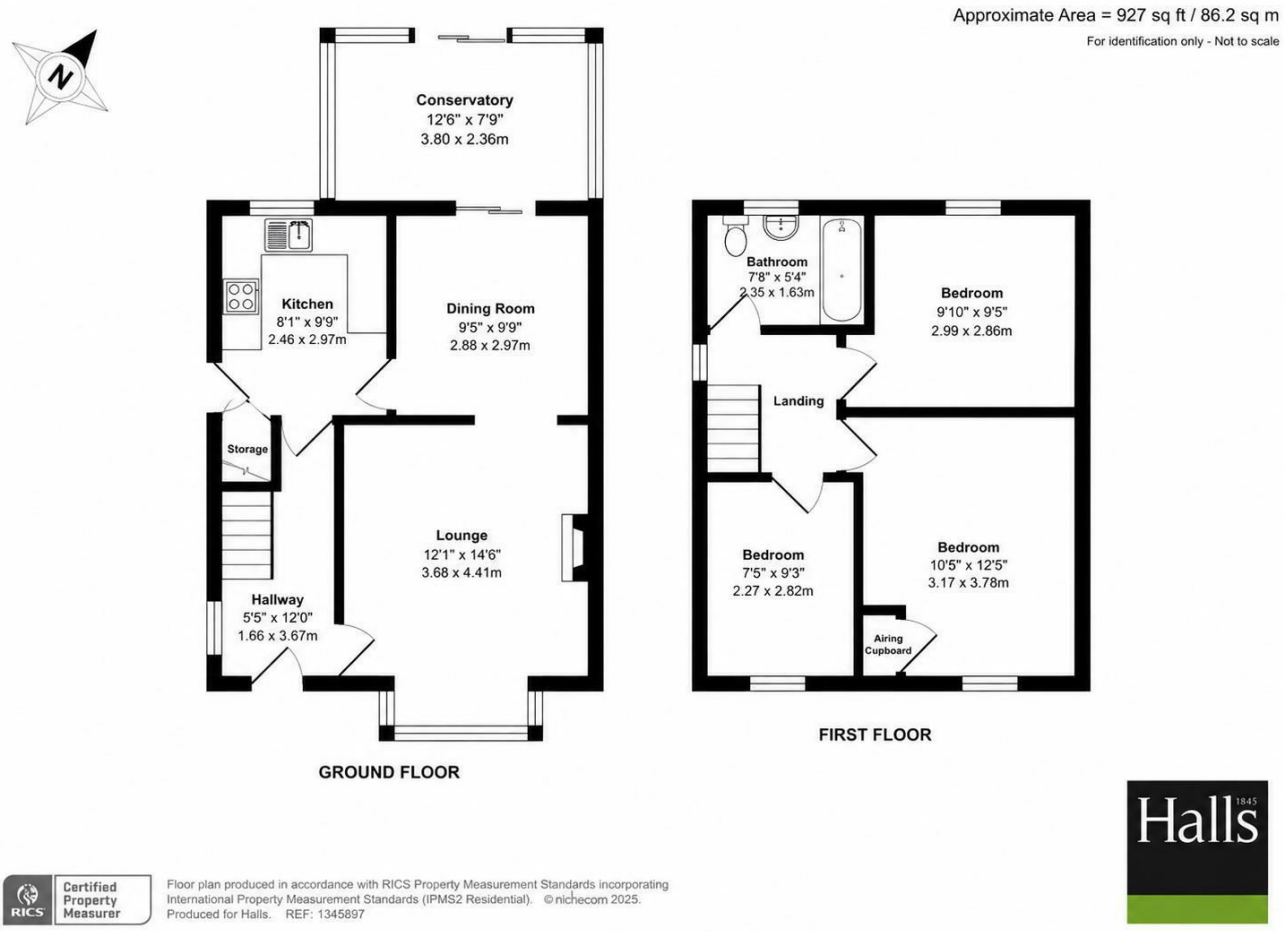
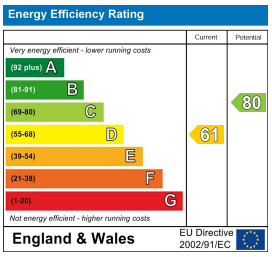


Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Halls. REF: 1345897

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 Ratings



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