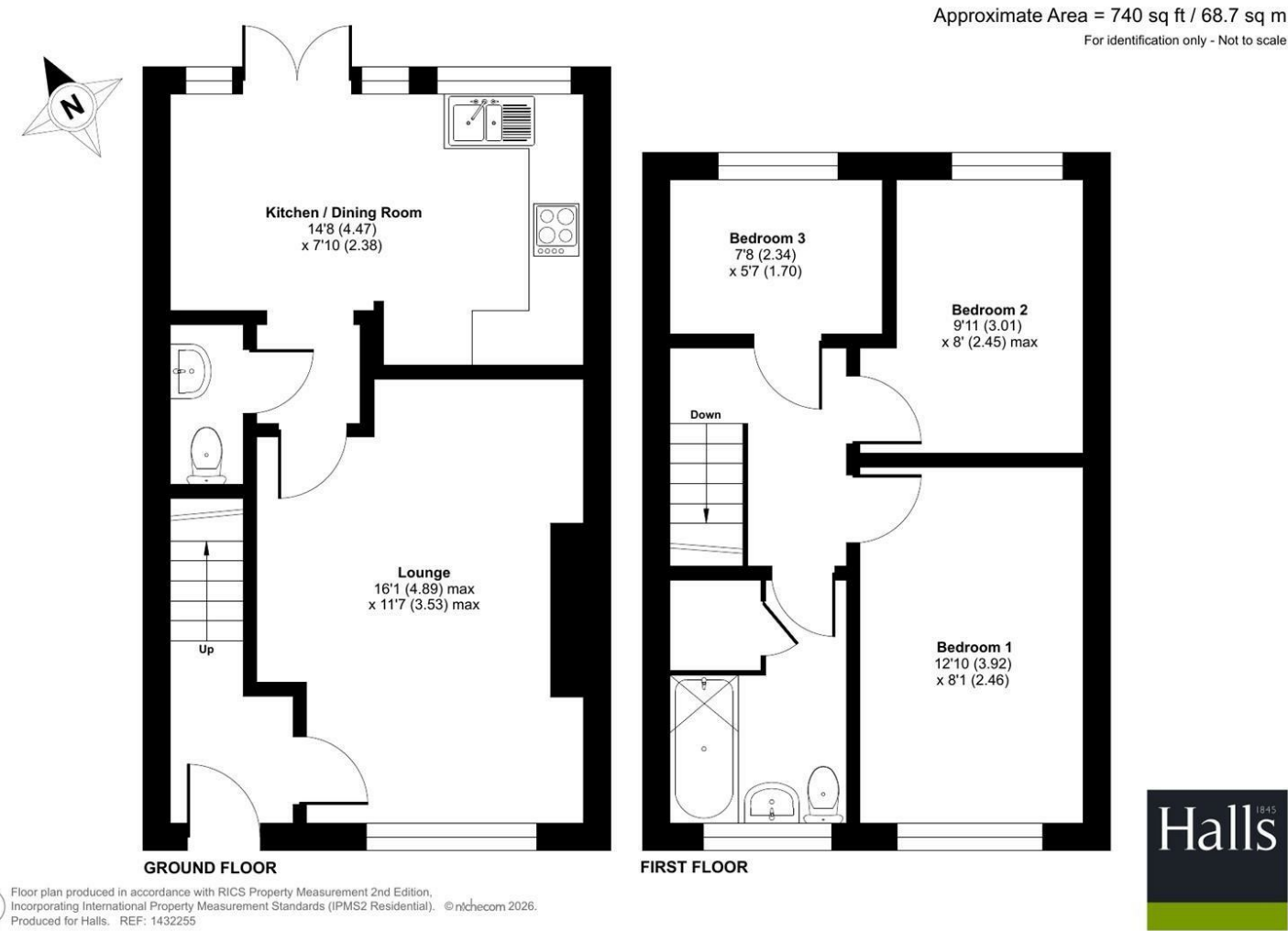


FOR SALE

25 Winston Way, Penley, Wrexham, LL13 0JT

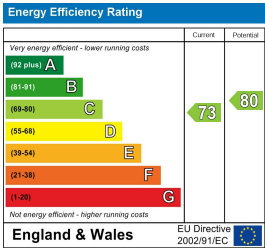


25 Winston Way, Penley, Wrexham, LL13 0JT

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 Rating



An attractively presented three-bedroom mid-terrace house benefitting from flexible living accommodation, attractive gardens, and off-street parking, pleasantly situated on the perimeter of a popular development within the village of Penley.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



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Ellesmere (4 miles), Wrexham (10 miles), Whitchurch (10 miles)

(All distances approximate)



1 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- Three Bedroom Mid Terrace
- Well Presented
- No Onward Chain
- Attractive Gardens
- Allocated Parking
- Popular and Convenient Location

DESCRIPTION

Halls are delighted with instructions to offer 25 Winston way in Penley for sale by private treaty.

An attractively presented three-bedroom mid-terrace benefitting from flexible living accommodation, attractive gardens, and off-street parking, pleasantly situated on the perimeter of a popular development within the village of Penley.

Internally, the property presently comprises, on the ground floor, an Entrance Hall, Living Room, Kitchen/Dining Room and Cloakroom, together with three first floor Bedrooms and a Family Bathroom.

Externally, the property is complemented by parking for two cars, this together with a rear garden which has been designed with ease of maintenance in mind.

SITUATION

The property is situated on the perimeter of popular development within the 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.

W3W

///evidence.spilled.forgiving

DIRECTIONS

From Ellesmere proceed along Grange Road in the direction of Overton-on-Dee for approximately 1 mile and turn right signposted 'Penley'. Proceed along this road for 2.9 miles and at the T junction in the centre of Penley turn left. Proceed for a short distance and turn right in to Penley Hall Drive. Continue along this road in to Winston Way and the property will be situated on your right hand side, identified by a Halls For Sale Board.

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 property provides principal access via a front door which opens into an Entrance Hall where stairs rise to the first floor, and from where a door leads immediately to the right into a spacious Living Room with an electric fireplace. A further door leads to a hallway where, to the left, a Cloakroom containing a low-flush WC and hand basin can be found and allows further access to the Kitchen/Dinning Room which features a modern fitted kitchen boasting a range of base and wall units with space for appliances, alongside double-opening patio doors which exit onto gardens.

Stairs rise from the Entrance Hall to a first floor landing from where doors provide access into three well-proportioned Bedrooms. The living accommodation completed by a family bathroom situated to the front of the property and featuring a suite comprising bath, low-flush WC, and hand basin alongside a integrated storage cupboard.

THE ACCOMMODATION COMPRISES:

- Ground Floor -
Entrance Hall:
Living Room: 4.89m x 3.53m
Kitchen/Dining Room: 4.47m x 2.38m

- First Floor -
Master Bedroom: 3.92m x 2.46m
Bedroom Two: 3.01m x 2.45m
Bedroom Three: 2.34m x 1.70m
Family Bathroom:

OUTSIDE

The property is approached over tarmac driveway with space for vehicles, which features a well established floral bed and paved walkway.

The rear gardens comprise an area of lawn and a paved patio walkway, which provide an easily maintainable space ideal for younger families, as well as a blank canvas for those seeking a more elaborate outdoor space.

SERVICES

We understand that the property has the benefit of electricity, mains water, gas, and drainage.

TENURE

We are informed that the property is of Leasehold tenure with a term of 999 years from and including 2nd July 2010 (less one day). Vacant possession will be granted upon completion.

SERVICE CHARGE & GROUND RENT

We are advised that the property is subject to a ground rent of £49 per annum. The ground rent has been paid for this year and will be due in Dec 2026.

LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

This property is in council tax Band 'C' on the council register.

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, SY2 0AW. Tel: 01691 622602.