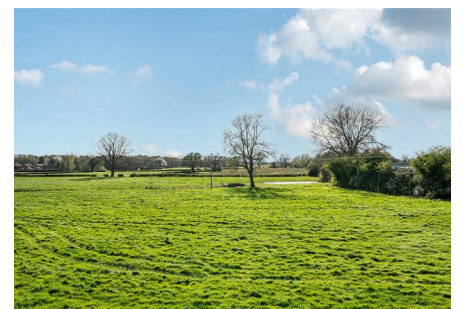




Offers in the region of £250,000

2 Lane End, Penley, Wrexham, LL13 0LN

A stylishly presented three-bedroom detached bungalow boasting much improved living accommodation alongside generous gardens which overlook open countryside and contain a detached single garage, peacefully situated in a secluded yet convenient location within the popular village of Penley.



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

(All distances approximate)



- **Three-Bedroom Bungalow**
- **Gardens Overlooking Open Fields**
- **Gardens ext to approx. 0.14ac**
- **Single Garage and Brick-Built Outbuilding**
- **Secluded yet Convenient Village Location**
- **No Onward Chain**

DESCRIPTION

Halls are delighted with instructions to offer 2, Lane End in Penley for sale by private treaty and with the benefit of no onward chain.

2 Lane End is a modern three-bedroom detached bungalow which has been carefully maintained and improved by the current vendors to now offer over 750 sq ft of stylishly presented and thoughtfully arranged living accommodation, all situated across a single floor; with three bedrooms served by a family bathroom and joined by an open-plan living area.

The property is situated within generous gardens which extend, in all, to around 0.14ac and offer an open aspect to the rear across fields, whilst comprising, to the fore, ample parking for a number of vehicles, this complemented by areas of lawn, planted beds, seating areas, a single garage, and a brick-built outbuilding.

SITUATION

Lane End is situated in secluded 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.

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 is principally accessed via a front door which opens into a gloriously open-plan living area which provides a particularly sociable space ideally suited to entertaining and more intimate family moments alike and allowing the room to serve as the heart of this stylishly presented home. An array of fitted shaker-style cabinets sit to the far end with granite work surfaces over, these positioned before a spacious living/dining area offering untold flexibility for seating, tables, and other furnishings, alongside patio door which exit onto the gardens, thus offering a seamless transition between the internal and external elements of the home.

An inner Hallway leads from the Living Area and provides access into three comfortably-sized bedrooms, with Bedroom Two benefitting from integrated wardrobe space and the Master boasting patio doors which exit directly onto the gardens.

The Bedrooms are served by a stylishly appointed family Bathroom containing a modern white suite which comprises a panelled bath with shower over, wall-mounted basin, and low-flush WC, all set against contrasting metro-tiled walls.



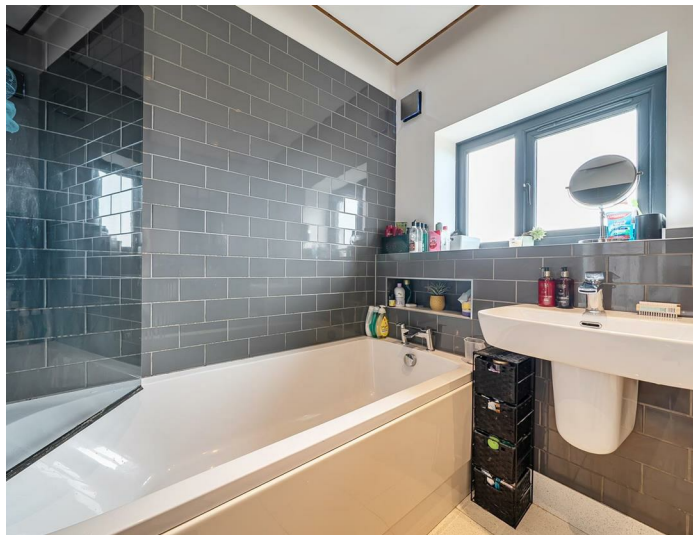
1 Reception
Room/s



3 Bedroom/s



1 Bath/Shower
Room/s



OUTSIDE

The property is accessed via double-opening gates which open onto a generous driveway with ample space for a number of vehicles, this leading on to a detached single garage (approx. 4.69m x 2.73m) with up-and-over front access door. The driveway also provides access to a versatile brick-built outbuilding (approx. 2.98m x 2.46m) ideal for further storage.

The gardens are a notable feature of the property and extend, in all, to around 0.14ac whilst offering an outlook across open fields to the west. As with the bungalow, the gardens have been carefully improved and now provide expanses of lawn, planted beds, and attractive seating areas; the latter representing ideal spots for outdoor dining and entertaining.

THE ACCOMMODATION COMPRISES

Kitchen/Living Room: 5.58m x 5.28m

Bedroom One: 3.65m x 3.40m

Bedroom Two: 3.64m x 2.07m

Bedroom Three: 3.35m x 2.14m

Bathroom:

W3W

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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 2 Lane End can be found on the right, identified by a Halls "For Sale" board.

SERVICES

The property is understood to benefit from mains water, electrics and drainage. Heating is provided by an LPG-fired boiler.

TENURE

The property is said to be of freehold tenure.

POSSESSION

The property will be offered with the benefit of vacant possession.

LOCAL AUTHORITY

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

COUNCIL TAX

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

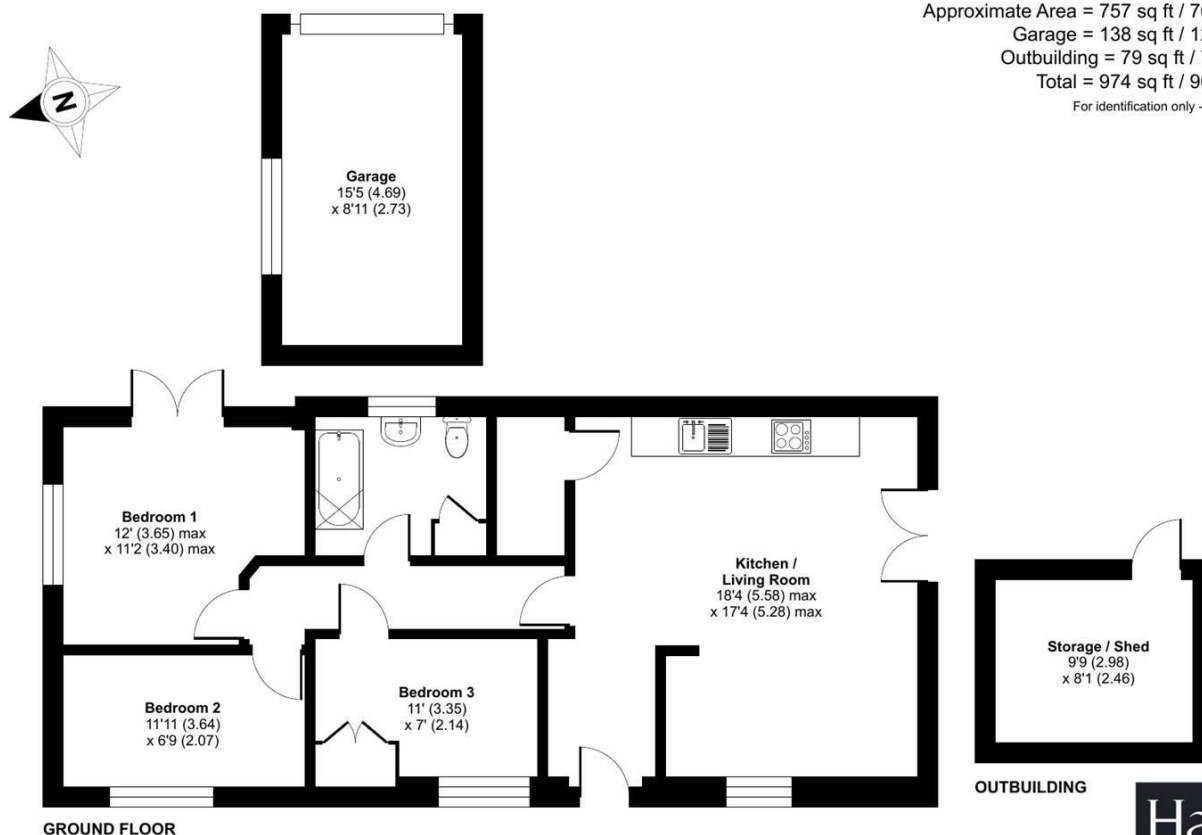
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

VIEWINGS

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

FOR SALE

2 Lane End, Penley, Wrexham, LL13 0LN



Approximate Area = 757 sq ft / 70.3 sq m
Garage = 138 sq ft / 12.8 sq m
Outbuilding = 79 sq ft / 7.3 sq m
Total = 974 sq ft / 90.4 sq m
For identification only - Not to scale

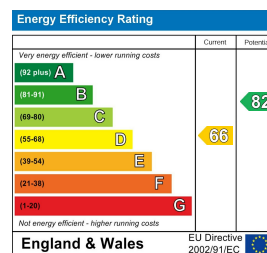
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchemcom 2026. Produced for Halls. REF: 1439110



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



01691 622602

Ellesmere Sales

1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW

E: ellesmere@halls.gb.com



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