

1 QUEENSFORD

WORTHENBURY | WREXHAM | | LL13 0AP







Situated in the charming village of Worthenbury, this delightful property boasts three spacious reception rooms, a well-appointed kitchen, three generously sized bedrooms, plus office, two modern bathrooms and a generous driveway for many cars. While still being within easy reach of local amenities and transport links, the property offers an opportunity for those looking for semi-rural living and is not overlooked from the front or the back.

Offers in the region of £395,000





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- **Desirable Village Location**
- **Log Burner and Integrated Appliances**
- **Large Conservatory / Garden Room**
- **Open Views Over Surrounding Countryside**
- **Bright and Tastefully Modern Interior**
- **Ample Parking and Outdoor Storage**

Location - Worthenbury

The property is situated in the popular village of Worthenbury on the borders of Cheshire, Shropshire and Wales. The village is surrounded by most attractive open countryside and, with its well known and historic church, the village has grown in recent times taking great care not to lose its rural attraction. The nearby villages of Bangor-on-Dee (2 miles) and Malpas (5 miles) are both within a short journey and have a range of useful local amenities. The larger centres of Wrexham, Chester, and Whitchurch are also within easy driving distance and have a more comprehensive range of amenities of all kinds.

Brief Description

Halls are delighted to be instructed to sell 1 Queensford by private treaty.

The property comprises a reception hall, large family room having feature fireplace with log burner, next to this is a living room. There is a fitted kitchen with a wide range of base and wall mounted units, worktop surfaces, integrated dishwasher, electric oven, microwave and hob. There is space for an American style fridge freezer and door to understairs cupboard. Off the kitchen is a large conservatory that is also being used as a dining area.

To the first floor is a landing with view over the rear gardens and surrounding farmland. There is a master bedroom with dressing room, having fitted wardrobes and a window to the rear, the spacious bedroom has windows to the front and rear with wonderful countryside views. There is a door into the en-suite with shower, low flush W.C and vanity unit with wash hand basin. There are two further double bedrooms and a family bathroom with panelled bath and electric shower above. There is a wash hand basin, W.C, double glazed window and towel radiator.

Outside and Gardens

The property is accessed off Mulsford Lane to the large driveway where there is parking for five cars. There is a front garden laid to lawn with central block path leading to the front door. There is access down the side of the property that leads into the rear garden. The rear garden comprises a large paved seating area, lawns and flower borders. The gardens back onto the adjacent farmland. At the bottom of the garden is a very useful laundry / store room which has power, electric and plumbing for a washing machine.





Directions

From the centre of Worthebury, head North-East on Mulsford Lane. After just less than half a mile, the property is located on the right, at the end of a row of terraced properties.

What 3 Words

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Schooling - Worthenbury

There are a range of well regarded state and private schools close by to the village of Worthenbury. Some choices for secondary schools include St Christopher's School, Watts Dyke, and Bishop Heber High School with the closest local primary school of Wat's Dyke County Primary School. Wrexham Maelor Sixth Form is nearby as well as the Wrexham University.

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 £36 (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.

Viewing Arrangements

Strictly through the Agents: Halls, St Marys Arcade 13 - 17 High Street, Whitchurch, SY13 1AZ.
WH18 210926

Council Tax - Wrexham

The property is in Council Tax Band E. For confirmation of these Council Tax details, contact Wrexham County Borough, The Guildhall, Wrexham.

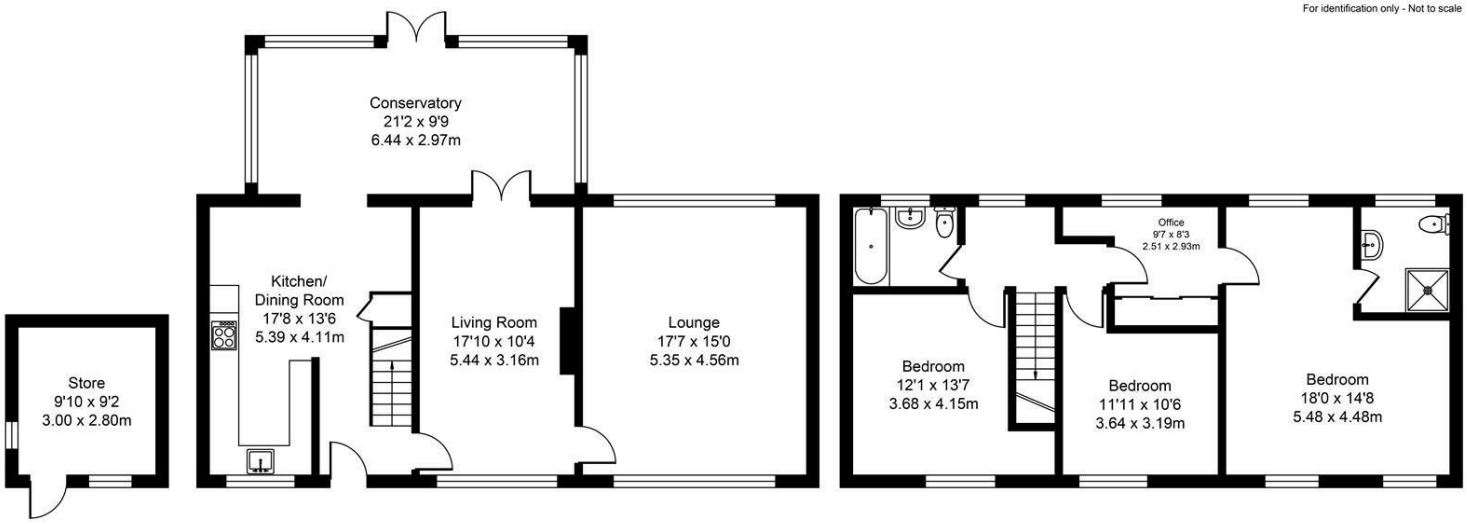
Services - All

We believe that mains water, electricity and drainage are available to the property. The heating is via an oil fired boiler to radiators.

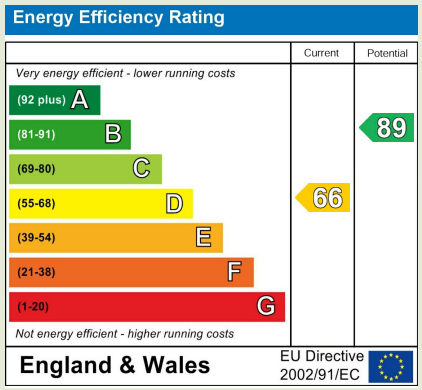
Tenure - Freehold

We understand that the property is Freehold although purchasers must make their own enquiries via their solicitor.

Approximate Area = 1643 sq ft / 152.6 sq m
Outbuilding = 90 sq ft / 8.4 sq m
Total = 1733 sq ft / 161.0 sq m
For identification only - Not to scale



Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale.
Whilst every attempt was made to ensure the accuracy of the floor plan,
all measurements are approximate and no responsibility is taken for any error.



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.

Do you require a mortgage/financial advice? We are able to recommend an independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request.

Do you require a surveyor? We can recommend an independent chartered surveyor. Details can be provided upon request.

Do you require a solicitor? We can recommend reputable local solicitors. Details can be provided upon request.

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