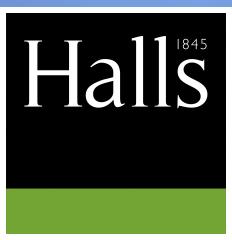


FOR SALE

6 Oak Avenue, Penley, Nr Wrexham, LL13 0NW



Ground Floor  
608 sq.ft. (56.5 sq.m.) approx.

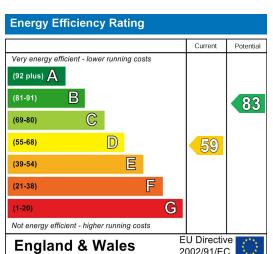


TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or safety can be given.  
Made with Metropoint.

**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.

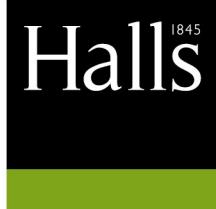
#### Energy Performance Rating



Offers in the region of £210,000

6 Oak Avenue, Penley, Nr Wrexham, LL13 0NW

A very well presented two bedroom detached bungalow benefiting from driveway parking, a detached single garage and pleasant rear gardens, situated in a convenient edge of village location within the sought after setting of Penley.



01691 622602

Ellesmere Sales  
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW  
E: [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)

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01691 622602

Ellesmere (4.5 miles), Wrexham (10 miles), Oswestry (14 miles), Chester (25.5 miles)  
(All distances approximate)



- **Detached Bungalow**
- **2 Bedrooms**
- **Detached Single Garage**
- **Lovely Gardens**
- **Ample Parking**
- **Quiet edge of village location**

#### DESCRIPTION

Halls are delighted with instructions to offer 6 Oak Avenue, Penley, for sale by private treaty.

6 Oak Avenue is a very well presented two bedroom detached bungalow benefiting from driveway parking, a detached single garage and pleasant rear gardens, situated in a convenient edge of village location within the sought after setting of Penley.

The property has been much improved by the current vendors and currently comprises an Entrance Porch, Living Room, Kitchen, 2 bedrooms and a Family Shower Room.

Externally, to the front is a gravelled parking area situated along side a concreted tandem driveway allowing space for the parking of a number of vehicles and leading onto a detached Single Garage with to the rear of the property, a private rear garden comprising a number of areas of lawn, a gravelled patio area and a timber Summer House.

The sale of 6 Oak Avenue does, therefore, offer the rare opportunity for purchasers to acquire a very well presented detached bungalow with the benefit of parking, garage and pleasant gardens situated in a delightful edge of village location within the sought after setting of Penley.

#### SITUATION

6 Oak Avenue situated on the edge of the popular village of Penley, which is well known for its primary and secondary schools. The nearby well known North Shropshire Lakeland town of Ellesmere is only 4.5 miles away which has an excellent range of local shopping, recreational and further educational facilities with the towns of Wrexham (10 miles), Shrewsbury (21 miles) and Chester (25.5 miles) all within easy motoring distance.

#### THE ACCOMMODATION COMPRISES

The property is entered by a UPVC door with glazed panelling into a:

#### ENTRANCE PORCH

Wood effect vinyl flooring, UPVC double glazed window onto front and side elevations with a wooden door with decoratively glazed panelling into a:

#### LIVING ROOM

22'9" x 11'0" (6.94m x 3.36m)  
Fitted carpet as laid, UPVC double glazed bay window onto front elevation, electric living flame effect heater set into marble hearth and surround with a door from the Living Room leading into the:

#### KITCHEN

15'8" x 7'9" (4.78m x 2.37m)  
Slate effect laminate tiling, UPVC double glazed window onto front and side elevation, an opaque UPVC double glazed door with glazed panelling again leading out on to side aspect, a selection of base and wall units with wood effect work surfaces above, inset stainless steel sink with draining area to one side and mixer tap above (H&C), 'Hotpoint' four ring electric induction hob with complimentary extractor fan above, with eye level 'Indesit' separate oven and grill, planned spaces for appliances and integrated 'Hotpoint' fridge/freezer.

#### INNER HALLWAY

A continuation of the fitted carpet as laid, inspection hatch to loft space, door into useful storage space with clothes hooks and slatted shelving.

#### BEDROOM 1

11'8" x 10'0" (3.57m x 3.05m)  
Fitted carpet as laid. UPVC Double glazed window onto rear elevation allowing lovely views over the garden.

#### BEDROOM 2

8'9" x 8'8" (2.68m x 2.65m)  
Fitted carpet as laid and a UPVC Double glazed window onto rear elevation allowing lovely views over the garden.

#### SHOWER ROOM

Vinyl flooring, UPVC Double glazed window onto side elevation, fully tiled walls and a bathroom suite to include a walk in shower cubicle with 'Triton' electric shower, pedestal hand basin (H&C) with bathroom mirror above, and low flush WC. The bathroom also features a selection of grab rails ideal for those with limited mobility.

#### OUTSIDE

The property is approached over a concrete driveway allowing space for the tandem parking of a number of vehicles with a further gravelled parking area to the side which leads on to the:

#### DETACHED SINGLE GARAGE

With up and over metal front door, concreted floors, opaque UPVC double glazed window onto rear elevation and power and light laid on.

At the end of the driveway a mid-height timber gate gives access to the:

#### REAR GARDEN

The rear gardens are an attractive and private feature of the property comprising two areas of shaped lawn separated by a gravelled walkway with immediately to the rear of the property a gravelled patio area offering an ideal space for outdoor dining and entertaining whilst also featuring the external oil fired boiler. The gravelled walkway leads from the property to the end of the garden where is situated a timber SUMMER HOUSE again offering an ideal space for entertaining.

To the rear of the garden and situated to the rear of the Garage is a fenced off area containing the oil tank and offering an ideal space for storage. There is a further concreted walkway leading to the right hand side of the property via a full height metal gate to the front parking area.

#### SERVICES

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

#### TENURE

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

#### LOCAL AUTHORITY

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

#### COUNCIL TAX

The property is listed as a band 'C' on the local authority register.

#### VIEWINGS

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