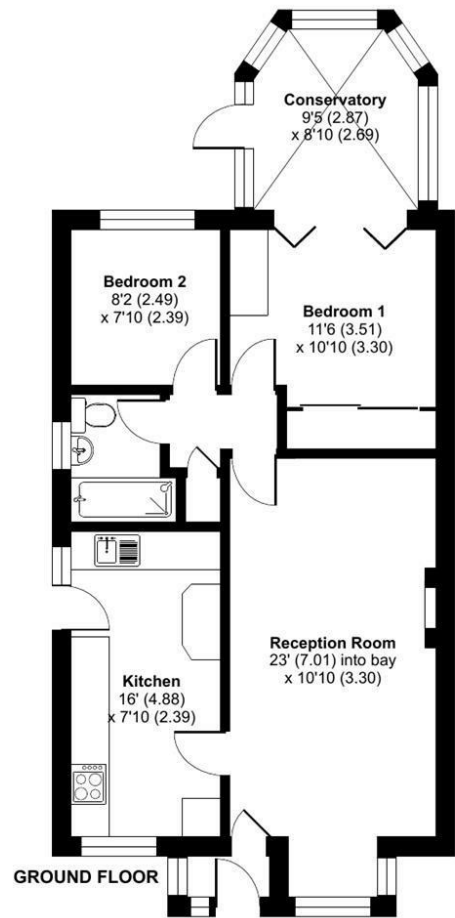
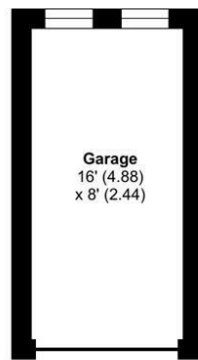


FOR SALE

12 Oak Avenue, Penley, Wrexham, LL13 0NW



Approximate Area = 727 sq ft / 67.6 sq m
 Garage = 130 sq ft / 12 sq m
 Total = 857 sq ft / 79.6 sq m
 For identification only - Not to scale



FOR SALE

Offers in the region of £165,000

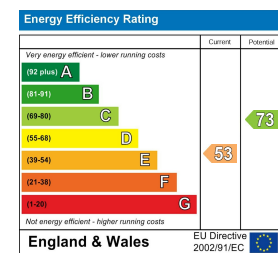
12 Oak Avenue, Penley, Wrexham, LL13 0NW

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n\checon 2025. Produced for Halls. REF: 1298894

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



A well proportioned two-bedroom detached bungalow offering scope for modernisation whilst boasting ample driveway parking and generous gardens, enviably situated in a cul-de-sac location on the perimeter of the popular village of Penley.



01691 622602

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



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

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

(All distances approximate)



1 Reception Room/s



2 Bedroom/s



1 Bath/Shower Room/s



- Detached Bungalow
- Well proportioned
- Driveway Parking
- Generous Gardens
- Requiring Modernisation
- Edge of Village Location

DESCRIPTION

Halls are delighted with instructions to offer 12 Oak Avenue, Penley, for sale by private treaty.

12 Oak Avenue is a detached two-bedroom bungalow boasting deceptively spacious living accommodation and well proportioned rooms which extend, in all, to around 730 sq ft, all positioned over a single floor and now offering excellent scope for modernisation and improvement, whilst presently comprising an Entrance Porch, Living Room, Kitchen, two Bedrooms, and a family bathroom.

The property is complemented by external space to the front, side, and rear, with the former of these comprising an area of lawn retained within an established mid-height hedge, with, to the side of the property, ample driveway parking for a number of cars, usefully positioned beneath a covered carport area and leading on to a detached single garage. To the rear of the property is a further area of shaped lawn bordered by a paved patio area, this representing an ideal space for outdoor dining and entertaining.

SITUATION

12 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.

W3W

///stowing.firmer.dices

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

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 around 2.6 miles and, at a sharp right hand bend in the village, turn left onto Tudor drive, turning left shortly afterwards onto Oak Avenue, where the property is located and identified by a Halls "For Sale" board.

THE PROPERTY

The property provides principal access into a compact Entrance Porch, ideal for storing boots and coats, this leading directly into a well-proportioned Living/Dining Room with bay-window onto the front elevation and multifuel burner set on a raised hearth in front of an exposed brick surround. From the Living Room, a door leads to the left into a Kitchen, which features a window onto the front elevation, alongside a range of base and wall units.

To one end of the Living Room a door provides access to the rear of the property, via an Inner Hallway, with a recessed storage cupboard and from where doors lead into two Bedrooms, with the Master enjoying a range of integrated wardrobes/cupboards, and with both featuring windows which overlook the rear gardens; the Master features double-opening doors which open into a Conservatory with mains-fed radiator. Completing the living accommodation is a family Bathroom containing a suite which comprises a bath, low-flush WC, and hand basin.

OUTSIDE

The property is accessed onto a tandem driveway with space for a number of vehicles, this flanked to one side by front gardens which comprise an area of lawn retained within an established mid-height hedge, with the driveway leading on to a detached single Garage (approx 4.88m x 2.44m) with metal up-and-over front access door.

The rear gardens presently comprise a paved patio area, which offers potential for al fresco dining or sitting out, this leading on to an area of shaped lawn. The gardens offer further scope for landscaping and improvement, according to a buyer's tastes.

THE ACCOMODATION COMPRISES

Entrance Porch:
Living Room: 7.01m x 3.30m
Kitchen: 4.88m x 2.39m
Bedroom One: 3.51m x 3.30m
Bedroom Two: 2.49m x 2.39m
Bathroom:
Conservatory: 2.87m x 2.69m

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.