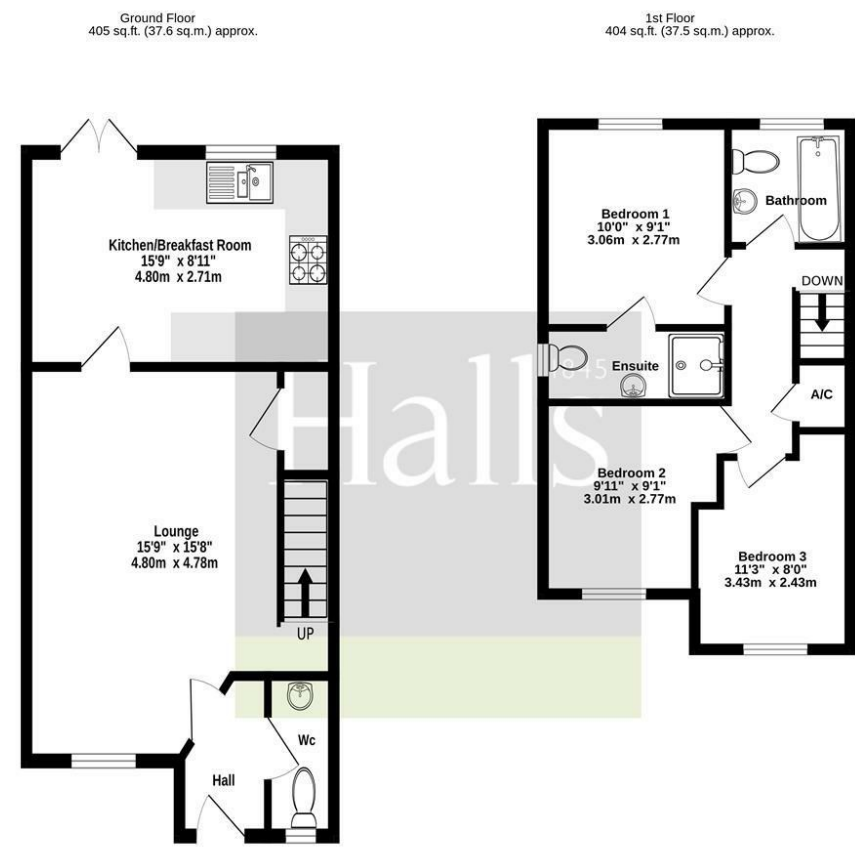


FOR SALE

17 Henka Road, Penley, Nr Wrexham, LL13 0QE



TOTAL FLOOR AREA: 809 sq.ft. (75.2 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 misstatement. This plan is for illustrative 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 speciality or efficiency can be given.
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FOR SALE

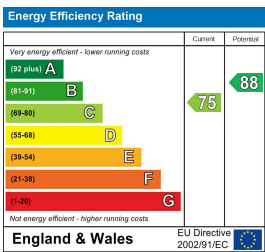
Offers In The Region Of £189,995

17 Henka Road, Penley, Nr Wrexham, LL13 0QE

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 impeccably presented and well designed three-bedroom mid-terrace family home benefitting from driveway and garage, master with en suite, and easily maintained rear gardens situated within a popular development on the edge of the village of Penley.



01691 622 602

Ellesmere Sales
The Square, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@halls.gb.com



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Ellesmere (5 miles), Whitchurch (8 miles) and Wrexham (10 miles).
(All distances approximate)



1 Reception Room/s



3 Bedroom/s



2 Bath/Shower Room/s



- Very Well Presented
- Master With En-Suite
- Kitchen/Diner
- Driveway and Garage
- Easily Maintained Gardens
- Popular Location

DESCRIPTION
Halls are delighted with instructions to offer 17 Henka Road in Penley, for sale by private treaty.

17 Henka Road is an impeccably presented and well designed three-bedroom mid-terrace family home benefitting from driveway and garage, master with en suite, and easily maintained rear gardens situated within a popular development on the edge of the village of Penley.

Internally, the property, which has been well maintained and much improved by the current vendor at present comprises, on the ground floor, an Entrance Hall, Living Room, Kitchen/Dining Room and Cloakroom, together with three first floor Bedrooms (Master Bedroom with Ensuite Shower Room) and a Family Bathroom.

Externally, the property is complimented by a single garage and ample parking for a number of cars, this together with a rear garden which has been designed with ease of maintenance in mind and at present features an attractive paved patio area alongside an area of artificial lawn.

The sale of 17 Henka Road does, therefore, offer the rare opportunity for purchasers to acquire a very well presented three bed family home with the benefit of parking and garage situated in a popular village location.

THE ACCOMMODATION COMPRISES:
The property is entered via a covered porch through a UPVC front door with decorative glazed panels in to an:

ENTRANCE HALL
Matwell and wood effect laminate flooring with a door leading in to the:

CLOAKROOM
A continuation of the wood effect laminate flooring, opaque UPVC double glazed window to front elevation, pedestal hand basin with separate (H&C) taps and tiled splashback and low flush WC.

LIVING ROOM
15'8" x 15'8" (4.8m x 4.78m)
Wood effect laminate flooring, UPVC double glazed window on to front elevation, carpeted stairs rising to the first floor with a door leading in to a useful understairs storage cupboard, a wooden door with glazed panels leads in to the:

KITCHEN/DINING ROOM
15'8" x 8'10" (4.8m x 2.71m)
Wood effect vinyl flooring, UPVC double glazed window on to rear elevation, double opening fully glazed patio doors leading out to the patio area of the garden and beyond, a fitted kitchen to include, a selection of base and wall units with wood effect roll topped work surfaces above, partly tiled walls, four ring Neff gas hob with Neff electric oven below and Neff extractor fan above, further appliances to include an undercounter Neff fridge, undercounter Neff freezer and slimline Bush dishwasher and freestanding LG 8KG washing machine, one of the wall units houses the Potterton pro max combi boiler. To one end of the kitchen there is also space for a seating/dining area.

FIRST FLOOR LANDING
Fitted carpet as laid, door in to landing cupboard situated over the stairs which contains slatted shelving, an inspection hatch to loft space which contains a fold down timber ladder offering access a very useful and versatile space for storage or similar.

BEDROOM ONE
10'0" x 9'1" (3.06m x 2.77m)
Fitted carpet as laid, UPVC double glazed window to rear elevation and a door leading in to the:

ENSUITE SHOWER ROOM
Wood effect vinyl flooring, partly tiled walls and a bathroom suite to include walk-in 1.5 man shower cubicle with fully tiled surround and mains fed shower, pedestal hand basin (H&C) mixer tap and low flush WC.

BEDROOM TWO
9'10" x 9'1" (3.01m x 2.77m)
Fitted carpet as laid, UPVC double glazed window to front elevation.

BEDROOM THREE
11'3" x 7'11" (3.43m x 2.43m)
Fitted carpet as laid, full height ecclesiastically inspired UPVC double glazed window to front elevation and high level ceilings.

FAMILY BATHROOM
Vinyl flooring, opaque UPVC double glazed window on to rear elevation, partly tiled walls and a bathroom suite to include, panelled bath with (H&C) mixer tap, low flush WC, pedestal hand basin (H&C) mixer tap above.

OUTSIDE
The property is approached to the front over a brick paved driveway flanked to one side by a paved walkway leading to the front door, this bordered by an area of grass with established beds.

GARDEN
The rear garden has been designed with ease of maintenance in mind, at present featuring an attractive paved patio area offering ideal space for outdoor dining and entertaining, this leading on to an area of artificial lawn situated alongside a paved walkway which leads to the end of the garden and is, again, flanked by a raised timber bed which contains a number of plants.

GARAGE
A tarmac parking space to the front, up and over front metal door, concrete floors, storage space in rafters and with power and light laid on.

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

TENURE
The property is said to be of leasehold tenure, with an original term of 999 years, with the property being constructed circa 2012.

Vacant possession will be given on completion of the purchase.

GROUND RENT
We advised that a ground rent of £250pa is due.

LOCAL AUTHORITY
Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY.

COUNCIL TAX
The property is in Band ' D ' on the Wrexham County Borough Register.

VIEWINGS
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.