

**FOR SALE**

Offers in the region of £180,000

Ferndale, 41 Salop Road, Overton-On-Dee, Nr
Wrexham, LL13 0EH

A particularly charming and characterful grade II two-bedroom mid-terrace period cottage boasting stylish yet sympathetically appointed living accommodation, a range of traditional features, and easily maintained gardens, enviably positioned within the heart of the popular village of Overton-On-Dee.



Ellesmere (5 miles), Wrexham (7 miles), Chester (18 miles) and Shrewsbury (22 miles).
(All distances are approximate).



- Period Cottage
- Grade II Listed
- Range of traditional Features
- Sympathetically appointed.
- Easy Maintenance Gardens
- Village Setting

DESCRIPTION

Halls are favoured with instructions to offer Ferndale, 41 Salop Road, in Overton-on-Dee, for sale by private treaty.

Ferndale is a particularly charming and characterful grade II two-bedroom mid-terrace period cottage boasting stylish yet sympathetically appointed living accommodation, a range of traditional features, and a compact rear garden, enviably positioned within the heart of the popular village of Overton-On-Dee.

The internal accommodation, which has been elegantly yet sympathetically maintained, comprises, on the ground floor, an Entrance Porch, Sitting Room, and Kitchen/Breakfast Room, together with two first floor Bedrooms (both of which can accommodate double beds) and a Bathroom. The property benefits from a gas fired central heating system, partial secondary glazing and double glazing on the rear and is presented for sale with the fitted carpets included in the purchase price.

Outside, the property is complemented by gardens designed with ease of maintenance in mind, being predominantly gravelled to the front and hard standing to the rear.

The sale of Ferndale does, therefore, provide a very rare opportunity for purchasers to acquire a period Grade II Listed village cottage with the benefit of easily maintained gardens, situated in this particularly popular village location.

SITUATION

Ferndale is situated in the popular village of Overton-on-Dee, a well known village having excellent local amenities to include a Primary School, Doctors Surgery, Village Shops and Parish Church to name but a few. Whilst enjoying this popular location the village is still only 5 miles from Ellesmere and 7 miles from Wrexham, both of which have a more comprehensive range of amenities of all kinds. The county towns of Chester (18 miles) and Shrewsbury (22 miles) are also within easy commuting distance.

DIRECTIONS

From Ellesmere proceed on the A528 Overton Road to the village of Overton-on-Dee. On reaching Overton-on-Dee proceed for approximately 100 yards and the property will be located on the right hand side, identified by a Halls For Sale board.

THE ACCOMMODATION COMPRISES:

A front entrance door opening in to an:

ENTRANCE PORCH

With an attractively tiled floor, window to side elevation, radiator and a door in to the:

LIVING ROOM

13'9" x 13'2" (4.21 x 4.02)

With a quarry tiled floor, a secondary glazed window to front elevation, a Charnwood wood burner standing within a recess with oak timber over, exposed ceiling timber, radiator and door leading through to the:



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



KITCHEN / BREAKFAST ROOM

13'2" x 8'3" (4.02 x 2.53)

With a continuation of the quarry tiled floor and a super fitted kitchen including a white ceramic sink unit (H&C) with swan neck mixer tap with cupboard below, integrated washing machine, integrated fridge/freezer, an integrated Beko four ring halogen hob unit with a matching single oven below and extractor hood over with roll topped work surface areas to either side with cupboards and drawers below with matching eye level cupboards, a further roll topped work surface area with drawers and cupboards below, double glazed window to rear elevation, partly glazed door to rear elevation, chromium radiator and an exposed ceiling timber.

FIRST FLOOR LANDING AREA

With a fitted carpet as laid and a door in to:

BEDROOM ONE

13'2" x 10'6" (4.02 x 3.21)

With a fitted carpet as laid, secondary glazed window to front elevation, radiator and a door in to a cupboard housing the Worcester gas fired central heating boiler.

BEDROOM TWO

11'6" x 5'11" (3.52 x 1.82)

With a fitted carpet as laid, secondary glazed window to rear elevation, radiator.

BATHROOM

With a white period style suite including a pedestal hand basin (H&C), a freestanding roll top bath (H&C) with shower attachment, low flush WC, partly tiled walls, attractively tiled flooring, chromium heated towel rail/radiator, rooflight.

OUTSIDE

The property is approached through a timber wicket gate over a paved pathway which leads to the front entrance door.

GARDENS

The gardens have been designed with ease of maintenance in mind, including a gravelled front garden with central feature. To the rear is a concreted yard with a timber gate providing access back to the front of the property.

N.B.

We are informed that Ferndale is Grade II Listed and is situated within the conservation area of Overton-on-Dee.

SERVICES

We understand that the property has the benefit of mains water, gas, 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. Tel - 01978 292000.

COUNCIL TAX

The property is in Band 'C' on the Wrexham County Borough 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.

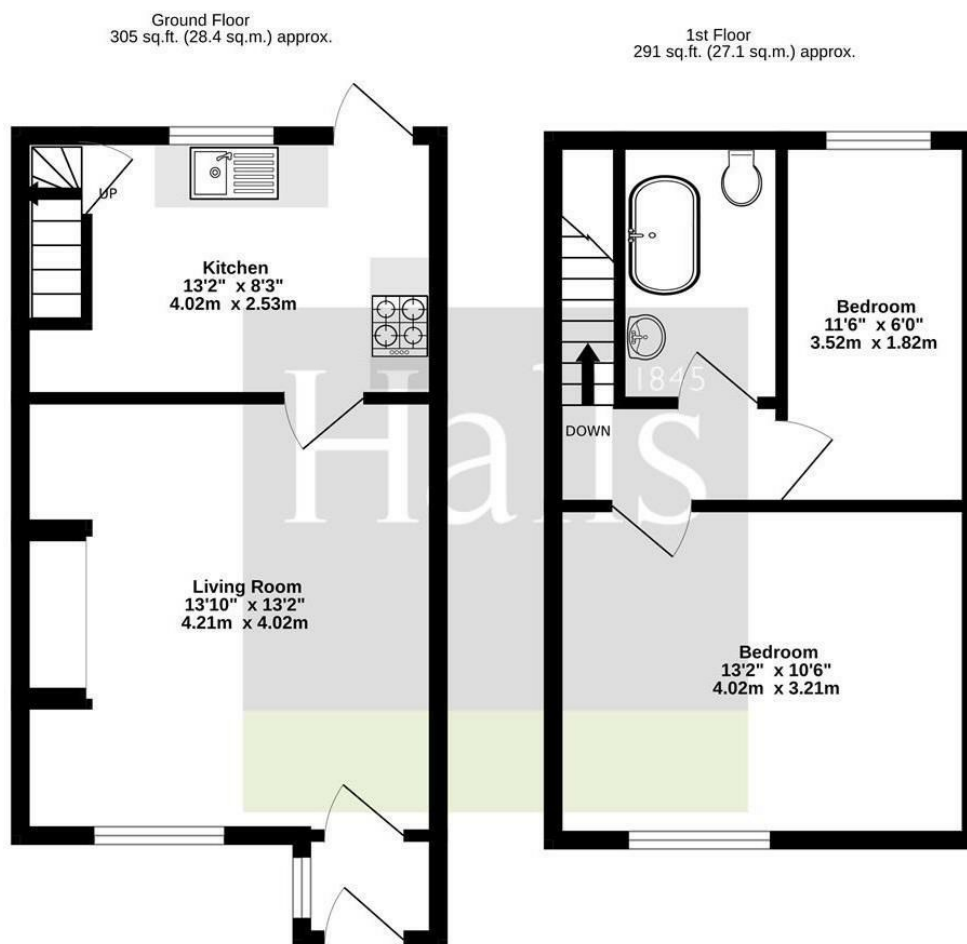
The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank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

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:[01691] 622602.

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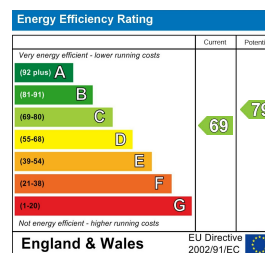


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

The Square, Ellesmere, Shropshire, SY12 0AW

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