



FOR SALE

Offers in the region of £152,500

9 Alson Street, Penley, Wrexham, LL13 0QQ

This property would ideally suit a first time buyer or investor. This well presented property is being sold with NO CHAIN and briefly comprises living room, cloaks with W.C, dining kitchen, two bedrooms and a bathroom. It has gas heating, double glazed windows, gardens to the front and rear. There are two allocated parking spaces.



FOR SALE

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

(All distances approximate)



- **Modern Terraced House**
- **No Upward Chain**
- **2 Bedrooms and Bathroom**
- **Gardens and Outdoor Space**
- **Allocated Parking for Two Cars**
- **Leasehold**

There is a front entrance door that opens into a spacious living room with window to the front. There is a doorway through to an inner hall, a cloakroom with W.C and to the rear of the house is a modern dining kitchen with a wide range of cupboards, work tops, gas hob and electric oven. There is space for a washing machine, undercounter fridge and freezer. From the dining area are double doors to the rear gardens.

Stairs ascend from the living room to the first floor landing. There are two bedrooms and a bathroom to the first floor. The property has gas fired heating and double glazed windows.

Location

The property is located at the end of the cul de sac of Alson Street in the popular village of Penley, which boasts a respectable range of day to day amenities, including convenience store and village hall, whilst containing a number of well-regarded schools, including the Maelor School and the Madras Aided School, whilst also being well situated for access to the towns of Ellesmere and Whitchurch, both of which provide a wider range of educational, recreational and shopping facilities; with thriving county centre of Wrexham lying around 10 miles to the north.

Brief Description

Halls are delighted to be instructed with the sale of 9 Alson Street by private treaty.

Outside

The property can be accessed from either the parking area through the garden or from the driveway to the front door. There are allocated parking spaces for two cars and gardens to the front and an enclosed garden to the rear with lawns.

Directions

From Whitchurch drive out on the Wrexham road for about 3 miles and turn left for Hanmer. Follow the road for about 1.5 miles into the village of Penley. Turn right into Pendas Park and then continue into Penley Hall Drive. At the bottom turn left into Winston Way and then 1st left into Alson Street and the property is located at the top left hand corner.

What 3 Words

///vocally.quiet.departure



1 Reception
Room/s



2 Bedroom/s



1 Bath/Shower
Room/s



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

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.

Viewing Arrangements

Strictly through the Agents: Halls, 8 Watergate Street, Whitchurch, SY13 1DW
WH1657 040725

Services - All

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

Council Tax - Wrexham

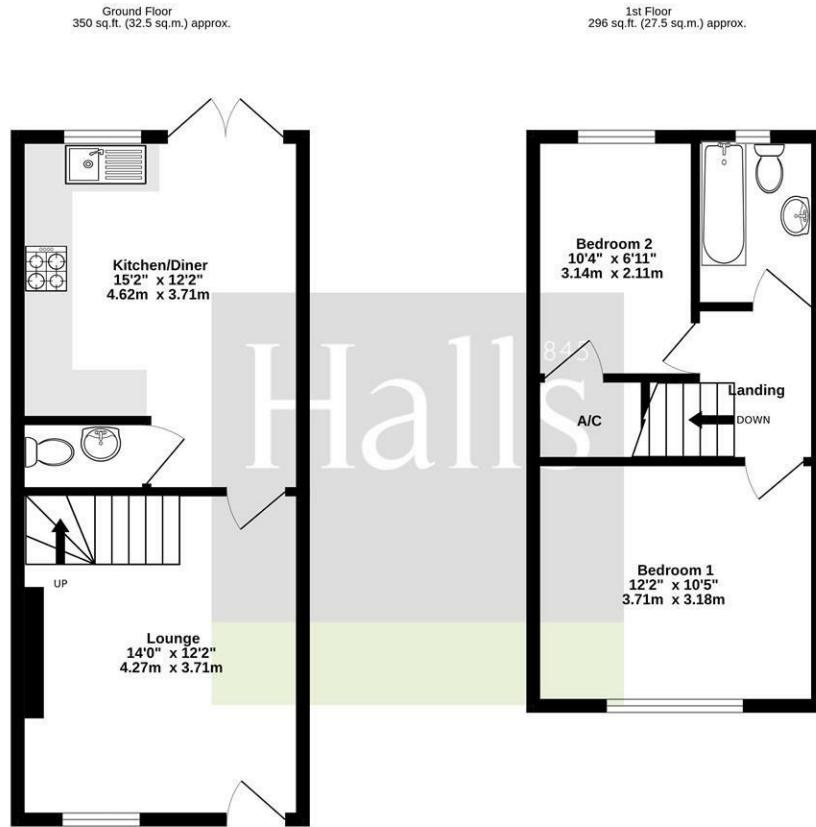
The property is in Council Tax Band C on the Wrexham County Borough register.

Tenure

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

The property has a 999 year lease and there are 979 years unexpired.

Ground rent: £150 per annum



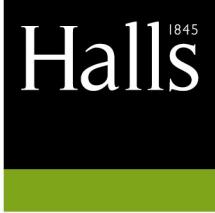
TOTAL FLOOR AREA: 646 sq.ft. (60.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and must not be used as such by any prospective purchaser. The heating systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 Ratings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (A2 plus)	A		91
(B1-B1)	B		
(B9-B9)	C		74
(D5-D9)	D		
(D9-S4)	E		
(G1-S8)	F		
(I-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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