

5 Old School Mews

MW46491



OVERTON

£200,000

5 Old School Mews, Overton, Wrexham, LL13 0DQ
£200,000 MW46491



DESCRIPTION: Situated in a popular and sought after village location is this well-presented modern style 2 bedroom semi detached property which has internal accommodation to briefly comprise entrance hall, modern fitted kitchen/diner, lounge, conservatory and to the first floor there are 2 bedrooms and combined bathroom and wc. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are gardens to the front and rear and a drive providing off road parking. **IDEAL FIRST TIME PURCHASE. VIEWING HIGHLY RECOMMENDED. FREEHOLD. COUNCIL TAX BAND D.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham town centre proceed out of town on the A525 Whitchurch Road and continue into the village of Marchwiel, turn right onto the A528 for Overton and proceed for about 4 miles into the village. Turn right just before the Parish Church into Dark Street and at the T junction turn left onto School Lane. School Mews will be noted on the right and No5 will be seen on the right via the Molyneux for sale sign.

LOCATION: Situated close to the village centre with a range of amenities to include primary school, doctors' surgery, village shops, and Parish Church. Whilst enjoying a semi rural location the village is only 7 miles from Wrexham town centre and the village of Ellesmere is some 5 miles away. There are good road links to Chester city centre and the surrounding areas of employment.

ENTRANCE HALL: Panelled radiator. Stairs rising to first floor. UPVC door leading to front of property.



KITCHEN/DINER: 12' 8" x 8' 0" (3.86m x 2.44m) Panelled radiator. The kitchen is fitted with a comprehensive range of modern wall and base units with worktop surfaces with inset bowl and drainer and splash back tiling. Wall mounted Worcester gas heating boiler. Fridge, freezer, washing machine and cooker will stay in situ.



LOUNGE: 14' 5" x 10' 9" (4.39m x 3.28m) Panelled radiator. Textured and coved ceiling. Fitted feature fire surround with inset electric fire. Tv point. Patio doors leading to conservatory.



CONSERVATORY: 12' 7" x 7' 3" (3.84m x 2.21 m) Panelled radiator. French door leading to rear garden.



STAIRS AND LANDING: Loft access. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 11' 2" x 11' 0" (3.4m x 3.35m) Panelled radiator. Built in storage cupboard. Fitted mirrored wardrobes facilities. Window to front of property.



BEDROOM 2: 12' 7" x 8' 1" (3.84m x 2.46m) Panelled radiator. Window to rear elevation.



SHOWER ROOM: Chrome style towel rail. Fitted 3-piece suite comprising wc, wash hand basin and shower cubicle with fitted Mira shower. Inset ceiling lighting. Part tiled walls.



OUTSIDE: To the front of the property there are lawned gardens and a path leading to the front covered entrance with outside storage cupboard. To the side there is a drive which provides ample off-road parking with a gated access leading to the rear garden which comprises a paved patio area leading onto lawned gardens with flower/shrub borders. Outside garden store.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

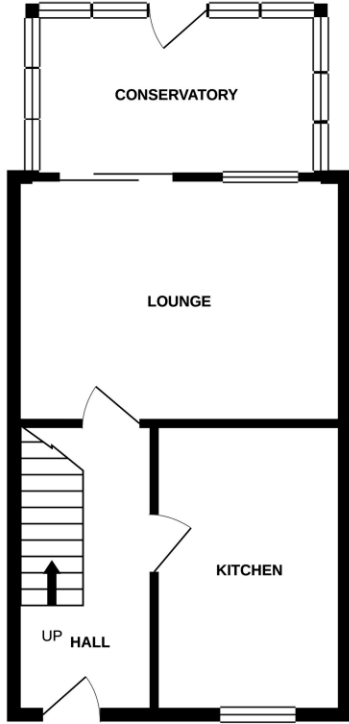
AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore, solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

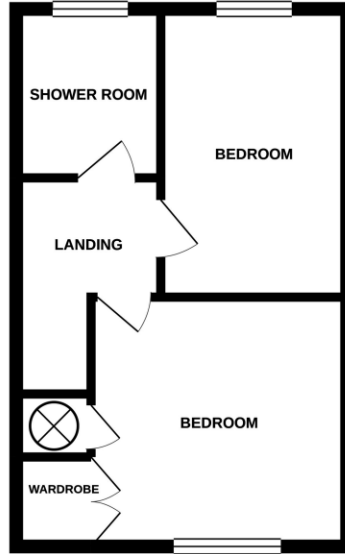
1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property, but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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