

**FOR SALE**

Offers in the region of £167,995

3 Halghton View,  
Horsemans Green, Nr Whitchurch, SY13 3EE

A charming 3 bedroom terraced cottage with lovely gardens, enjoying super open outlooks to the rear, situated in a pleasant rural location in the hamlet of Horsemans Green, which is convenient to the towns of Whitchurch and Wrexham.



Whitchurch (7 miles) Wrexham (10 miles) Shrewsbury (22 miles) Chester (23 miles)  
(All Distances Approximate)



- Charming cottage
- Surprisingly spacious
- 3 Bedrooms
- Lovely gardens
- Super open outlooks
- Convenient rural location

## DESCRIPTION

Halls are delighted with instructions to offer 3 Halghton View, Horsemans Green, near Whitchurch, for sale by private treaty.

3 Halghton View is a charming 3 bedroom cottage with lovely gardens, enjoying super open outlooks to the rear, situated in a pleasant rural location in the hamlet of Horsemans Green, which is convenient to the towns of Whitchurch and Wrexham.

The internal accommodation currently provides, on the ground floor, a covered front entrance porch, Kitchen/Breakfast Room, Utility Room, Conservatory and Living Room, together with three first floor Bedrooms and a Family Bathroom. The property benefits from a solid fuel fired central heating system (with immersion heater for hot water) and double glazed windows.

Outside, the property is complimented by a communal parking area to the front which provides ample space for parking a number of vehicles.

The gardens are an attractive feature of the property and include a gravelled front garden with a number of maturing shrubs and bushes and a paved patio area directly to the rear of the property, providing an ideal outdoor entertaining space, leading on to a lawned area of garden. The property benefits from open fields to the rear, affording super views.

The sale of 3 Halghton View does, therefore, provide a rare opportunity for purchasers to acquire a 3 bedroom terraced cottage in this popular hamlet location.

## SITUATION

The property is situated in a peaceful rural location in the heart of the noted North Shropshire/Clwyd countryside on the edge of the well known village of Horsemans Green. Whilst enjoying this super rural setting, the property is within easy motoring distance of the centres of Whitchurch (6 miles) and Wrexham (9 miles), both of which, have an excellent range of local shopping, recreational and educational facilities. The county towns of Shrewsbury (26 miles) and Chester (25 miles) are, also, within easy motoring distance and have a more comprehensive range of amenities of all kinds.

## THE ACCOMMODATION COMPRISES:

A partly glazed front entrance door opening in to an:

### ENTRANCE HALLWAY

With a tiled floor and a door in to a storage cupboard and opening through to a:

### KITCHEN/BREAKFAST ROOM

28'5" x 8'11" (8.656m x 2.709m)

With a continuation of the tiled floor, a double sink unit (H&C) with swan neck mixer tap over, work surface areas to either side with base units below incorporating cupboards and drawers, further wood block work surface area with base units incorporating cupboards and wine rack, a breakfast bar with further double cupboard below, a Stoves cooking range (electric with gas hob) with extractor hood over, a partly glazed 'stable type' door leading out to the rear gardens and a door in to a:

### UTILITY ROOM

6'0" x 5'8" (1.829m x 1.717m)

With a continuation of the tiled floor, a roll topped work surface area and window to front elevation.

An opening from the breakfast area leads in to a:

### CONSERVATORY

9'10" x 9'10" (3m x 3m)

With a continuation of the tiled floor, windows to three elevations and double opening doors on to the rear patio area.





2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



A partly glazed door leads from the Kitchen/Breakfast Room in to the:

#### LIVING ROOM

18'3" x 13'11" (5.55m x 4.23m)

(Maximum measurement including stairwell) With a two double glazed windows to front elevation and a further door leading to the front and a multi fuel burner standing on a raised tiled hearth with brick surround and heavy oak mantle over.

A staircase rises from the Living Room to a:

#### FIRST FLOOR LANDING AREA

With inspection hatch to roof space, a door in to an airing cupboard housing the hot water cylinder and a door in to:

#### BEDROOM 1

13'11" x 11'5" (4.241m x 3.487m)

With an exposed wood boarded floor and double glazed window to front elevation.

#### BEDROOM 2

12'1" x 10'1" (3.68m x 3.08m)

With a wood boarded floor and double glazed window to rear elevation enjoying views over the gardens and open countryside beyond.

#### BEDROOM 3

8'5" x 5'7" (2.557m x 1.703m)

With a double glazed window to rear elevation enjoying views over the gardens and open countryside beyond.

#### FAMILY BATHROOM

With a free standing bath (H&C) with mixer tap and shower attachment over, pedestal hand basin (H&C), low flush WC, fully tiled shower cubicle with mains fed shower, heated towel rail/radiator and double glazed window to rear elevation enjoying views over the gardens and open countryside beyond.

#### OUTSIDE

Directly to the front of the property is a communal car parking area which provides ample parking space and a timber wicket gate, leading to a block paved pathway which leads to the front entrance door and is bordered to one side by a gravelled front garden, with a number of interspersed maturing shrubs and bushes. There is a covered entrance porch providing room for log storage.

#### GARDENS

To the rear of the property is a flagged paved patio area providing an ideal space for outdoor entertaining, leading on to a lawned garden bordered by a number of maturing shrubs and bushes. The gardens are bordered to the rear by open countryside. There are two timber garden storage sheds.

#### 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. Tel - 01978 292000.

#### COUNCIL TAX

The property is in Band 'E' on the Wrexham County Borough Register. The payment for 2016/2017 is £1561.84.

#### VIEWINGS

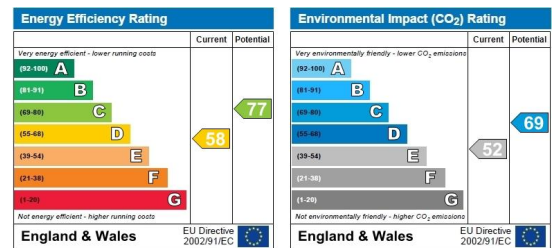
By appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

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**Energy Performance Ratings**



**01691 622 602**

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