



**FOR SALE**

£600 Per calendar month

1 Alson Street,  
Penley, Wrexham, LL13 0QQ

A well appointed modern three bedroom house with gardens and garage in a quiet cul-de-sac of similar properties, conveniently situated on the edge of the well known and popular village of Penley. Available To Let on an initial 6 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.



Ellesmere 4.5 Miles, Whitchurch 8 miles, Wrexham 10 miles.  
(All distances approximate)



- **Three Bedrooms**
- **Master With En-suite**
- **Conservatory**
- **Driveway and Single Garage**
- **Enclosed Rear Garden**
- **Cul-De-Sac Location**

## Description

Halls are delighted to be favoured with instructions to offer 1 Alson Street, in Penley, To Let on an initial 6 month Assured Shorthold Tenancy Agreement with a longer term tenant preferred.

1 Alson Street is a well designed and attractively appointed modern three bedroom house with gardens and garage in a quiet cul de sac of similar properties, conveniently situated on the edge of the well known and popular village of Penley.

The well planned internal accommodation comprises a ground floor Entrance Hall, Cloakroom, Lounge, Conservatory, and Kitchen/Dining Room together with 3 first floor Bedrooms (Master with En-suite) and Family Bathroom. The property has the benefit of double glazed windows and gas fired central heating.

The rear garden is an attractive feature of the property and comprises a paved patio area

leading on to an area of lawn. The rear gardens are bordered by high timber fencing for privacy. There is a single garage with additional parking to the front.

## Situation

3 Alson Street is situated on the Penmere Park Development just outside the centre of the popular village of Penley, only one mile from the border of North Wales and Shropshire. Penley is well located for access to Wrexham, Chester and Shrewsbury. The nearby lakeland town of Ellesmere is only 4.5 miles away which has an excellent range of local shopping, recreational and educational facilities.

## Directions

From Ellesmere proceed to the village of Penley. At the T junction in the centre of Penley and turn left signposted "Overton and Ruabon" and proceed for a short distance, passing straight over the mini island. Turn right in to the Penmere Park Development and continue for a short distance and turn left in to Alson Street where the property will be found on the left hand side identified by a Halls 'To Let' Board.

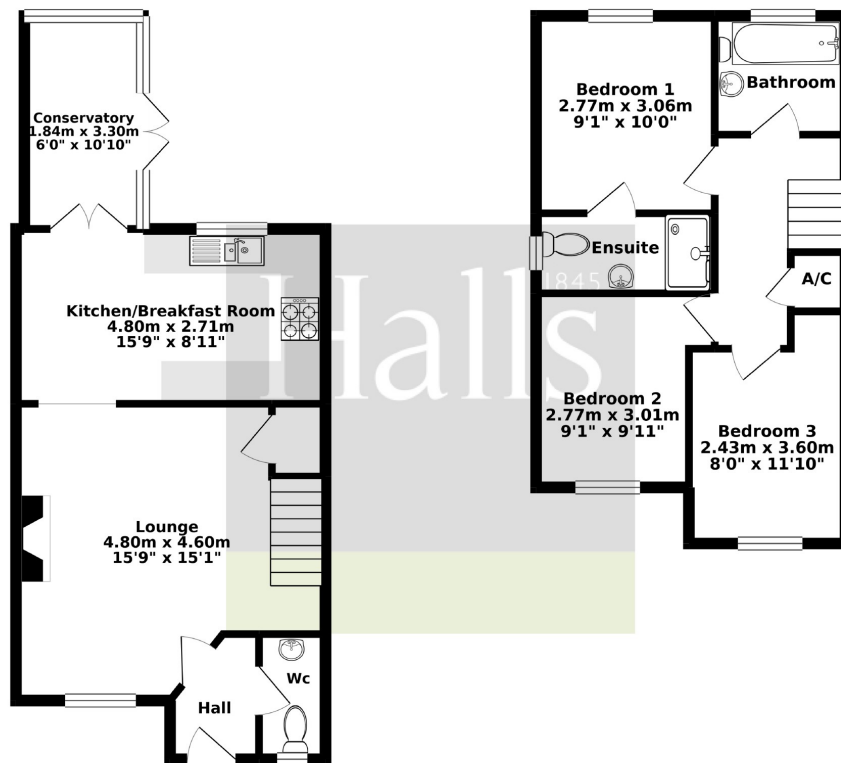
## The Accommodation Comprises:

With a double glazed front entrance door, radiator, wood effect flooring, door in to the lounge and door in to the:



Ground Floor 43.35 sq. m.  
( 466.65 sq. ft. )

1st Floor 37.20 sq. m.  
( 400.44 sq. ft. )



TOTAL FLOOR AREA : 80.56 sq. m. ( 867.09 sq. ft. ) 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 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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Indicative floor plans only - NOT TO SCALE - All floor plans are included only as a guide and should not be relied upon as a source of information for area, measurement or detail.





Reception  
Room/s



3 Bedroom/s



Bath/Shower  
Room/s



### **Cloakroom**

Comprising, low level WC, pedestal hand basin with tiled splash, radiator and double glazed opaque window to the front.

### **Lounge**

4.80m x 4.60m (15'9 x 15'1)

With a fitted carpet as laid, double glazed window to the front aspect, carpeted staircase to first floor with under stairs storage cupboard, two radiators, TV point and open plan archway in to the:

### **Kitchen/ Dining Room**

4.80m x 2.72m (15'9 x 8'11)

Comprising a single drainer and one and a half bowl sink unit, which is inset into a range of matching base and wall units with complimentary work-surfaces throughout, a fitted electric oven and gas hob with fitted extractor fan over, plumbing for a washing machine, ceiling downlighters, part tiled walls, radiator and double glazed window and patio doors to the:

### **Conservatory**

3.30m x 1.83m (10'10 x 6'0)

With tiled flooring and patio doors opening to the rear garden.

### **First Floor Landing**

A carpeted staircase rises from the lounge.

### **Master Bedroom**

3.05m x 2.77m (10'0 x 9'1)

A spacious double bedroom with double glazed window to the rear aspect, carpeted flooring, radiator and En-suite Bathroom

### **En-Suite**

Comprising double shower cubicle, wash hand basin, low level WC, half tiled walls and laminate flooring.

### **Bedroom Two**

3.02m x 2.77m (9'11 x 9'1)

A further double bedroom to the front elevation, carpeted flooring, double glazed window and radiator.

### **Bedroom Three**

3.61m x 2.69m (11'10 x 8'10)

### **Bathroom**

With a white suite comprising a panelled bath, low level WC, pedestal hand basin, part tiled walls, radiator and opaque double glazed window to rear elevation.

### **Gardens**

The rear garden comprises a paved patio area leading on to an area of lawn which is enclosed by fencing for privacy.

### **Garage**

There is a single garage located to side of the property.

### **Local Authority**

Shropshire Council, Shirehall, Abbey Foregate, Shrewsbury, Shropshire, SY2 6ND.

### **Council Tax**

The property is in Band 'D' on the Shropshire Council Register.

### **Services**

Mains water, electricity, drainage and gas are understood to be connected.

### **Term**

The property is available on an assured shorthold tenancy agreement for 6 months initially, however, the landlord may be willing to extend the tenancy, if required

### **Conditions**

No smokers

Pets to be declared prior to viewing the property.

No DSS.

### **Holding Fee**

A holding fee of one weeks rent is required upon successful application. This fee is non refundable in the event the tenant is not approved for the property or decides not to take up the tenancy.

### **Deposit**

A security deposit of 5 weeks rent will be required to be held by the DPS.

### **Viewing**

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

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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



**01691 622 602**

**Ellesmere office:**

The Square, Ellesmere, Shropshire, SY12 0AW  
E. [ellesmere@hallsgb.com](mailto:ellesmere@hallsgb.com)



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