



For Sale

£269,950



- Large Plot
- Potential to Extend (Subject to PP)
- Fully Refurbished Throughout
- Modern Style Fitted Kitchen/Bathroom
- Generous Sized Reception Room
- Gas Central Heating
- Double Glazing
- Ample Parking
- Two Double Bedrooms
- Stunning Views to the Front

**Wood Lane  
Penyffordd, CH4 0JN**

# Property Description

A fully refurbished and beautifully presented two double bedroom semi-detached home standing within a very generous sized plot with the potential to extend subject to planning permission. The property offers NO ONWARD CHAIN with the full benefits of gas fired central heating, double glazing, generous sized reception room, downstairs w.c, plenty of storage, fitted modern kitchen with a range of eye level and base fitted units incorporating built in brand new oven and hob with extractor above, fitted white bathroom suite to the first floor. In the agents opinion an early inspection is strongly recommended to avoid missing out on purchasing this first-class home.

## Location

Penyffordd is a popular and pleasant village located in Flintshire located south east of Buckley and to the west of Chester. The area offers two primary schools, two public houses, good catchment area for secondary schooling, within close proximity to popular walks and is very accessible to Cities and Towns including Chester, Wrexham, Mold, Buckley, Ellesmere Port etc.



## Entrance Hall

Upvc entrance door, laminated wood effect flooring, cupboard housing electric meter, walk in large storage room housing Ideal Logic Combi C30 central heating boiler, central heating radiator.

## Cloakroom

Low level w.c with top flush, double glazed window to the front elevation, laminated wood effect flooring.

## Kitchen/breakfast Area: 11.91' x 9.84' (3.63m x 3m)

Fitted modern style kitchen comprising of a range of eye level and base fitted units with complimentary worktops incorporating stainless steel drainer sink unit with lever tap, built in Lamona oven and hob with extractor hood above, plumbing for washing machine, space for fridge freezer, double glazed window to the front elevation, central heating radiator, laminated wood effect flooring.

## Lounge: 13.98' x 11.88' (4.26m x 3.62m)

Laminated wood effect flooring, central heating radiator, double glazed window to the rear elevation, under stairs large walk in storage cupboard.

## Rear Vestibule

Upvc door leading out to the rear garden, stairs to the first floor.

## Landing

Access to loft, double glazed window to the side elevation.

## Bedroom 1: 14.01' x 11.88' (4.27m x 3.62m)

Double glazed window to the rear elevation, central heating radiator, walk in storage cupboard.

## Bedroom 2: 9.91' x 9.88' (3.02m x 3.01m)

Double glazed window to the front elevation with delightful views over farmland, central heating radiator.

## Bathroom: 9.81' x 6.76' (2.99m x 2.06m)

Measured maximum into width and recess. Fitted white bathroom suite comprising of panelled bath with fitted shower over with shower screen with lever taps, low level w.c, vanity wash hand basin with lever tap, part tiled to walls, extractor fan, concealed lighting, heated towel rail, double glazed window to the front elevation.

## Externally

The property stands within a generous sized plot with the front area being mainly gravelled screened by timber fencing with pathway leading to the front entrance. The garden extends to the side of the property with lawned area. The garden is fully enclosed and there is a flagged patio area but in the agent's opinion the plot size offers huge potential subject to planning permission.

## Disclaimer

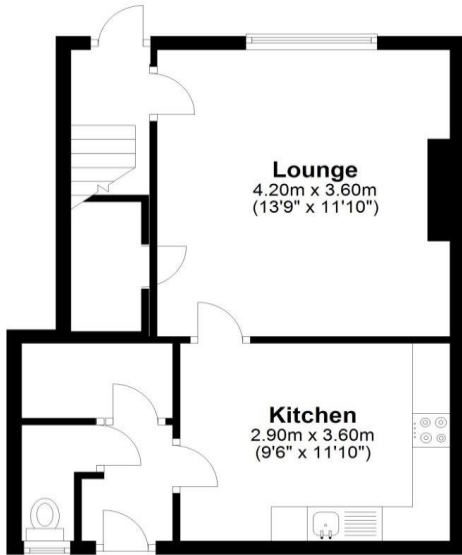
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller.

## Thinking of Selling

Ashton & Grosvenor are an independent family owned Estate and Lettings agent. If you are considering selling and would like to know the value of your property we offer a FREE no obligation market appraisal. We can also assist with mortgages, auction property and investment advice on buy to let properties. For free impartial advice or to book a market appraisal please call us on 01244318115

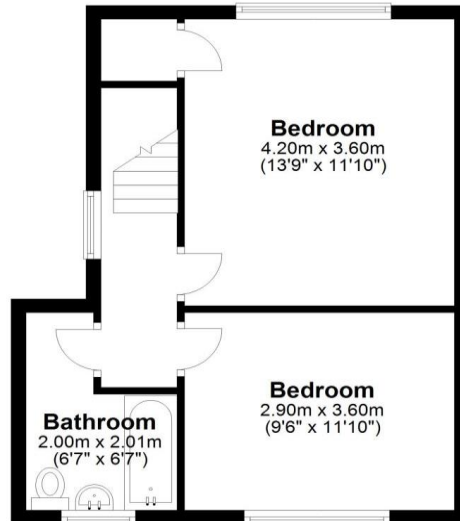
**Ground Floor**

Approx. 36.4 sq. metres (391.5 sq. feet)



**First Floor**

Approx. 36.8 sq. metres (396.3 sq. feet)



Total area: approx. 73.2 sq. metres (787.8 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88
69-80	C	73	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Ashton & Grosvenor give notice to anyone reading these particulars that: (i) These particulars do not constitute part of an offer or contract. (ii) These particulars and any pictures or plans represent the opinion of the author, excluding vendor comments, and are given in good faith for guidance only and must not be construed as statement of fact. (iii) Nothing in these particulars shall be deemed a statement that the property is in good condition otherwise. We have not carried out any structural survey of the property and have not tested the services, appliances or specified fittings. (iv) Vendor comments are made directly by the seller and cannot be relied upon as a statement of fact. (v) You are advised to check the availability of a property prior to any viewing. Any expense incurred is the sole