



3 The Mill Station Road, Overton, LL13 0EF Offers in excess of £400,000

Goodmove presents this 5 bedroom detached house for sale on Station Road, Overton, Wrexham, LL13 0EF.

The ground floor features a large lounge, an open-plan kitchen/dining room, a utility room, a WC, and a versatile bedroom/office with an ensuite wet room. There is also an attached garage.

Upstairs, the property comprises four well-proportioned bedrooms, including two with en-suites, plus a modern family bathroom. Ideal for family living, guest accommodation, or working from home.

The village of Overton is situated in a rural location, approximately 7 miles from the city of Wrexham. The beautiful town of Ellesmere is 6 miles in the opposite direction. The Bangor-on-Dee horse racing course is some 2 miles away. On a wider scale, Overton is an ideal base for North Wales, Cheshire, and Shropshire. It is approximately 22 miles from the City of Chester and a similar distance from Shrewsbury.

The village offers residents a butcher's, a Pharmacy, a doctor's surgery, and a village café, amongst other amenities.

The property has been attractively priced and would invite all buyers in a position to proceed to view. Please call for more information.



Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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