

# Town & Country

Estate & Letting Agents

Old Wrexham Road, Gresford

Offers In Excess Of £500,000



Located within an idyllic rural setting in the highly desirable village of Gresford, This lovely 1950's detached home, with lots of potential, sits on a generous sized plot boasting beautiful scenic views.

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## DESCRIPTION

Greenacres is located in the idyllic village of Gresford and has the perfect blend of gorgeous views, parks and fields along with a multitude of shops, restaurants and access to Chester and Wrexham making it an ideal property if you are wanting to live the semi rural lifestyle. Benefitting from LPG central heating and UPVC double glazing the established 1950's home boasts spacious accommodation throughout which comprises an inviting entrance hall, living room, a through kitchen/diner, a rear hallway with a cloakroom WC and pantry off and a single garage all located on the ground floor. The first floor landing offers access to three double bedrooms, an office/nursery and to a spacious bathroom suite. Externally, the property sit on a generous sized plot with ample off road parking to the front along with an attractive lawned and shrubbed garden with an outside light. There is spacious sized access to the predominately lawned and shrubbed rear garden which also enjoys a paved patio area, an external water supply and light and an aspect over fields to the rear.

## LOCATION

Gresford has an array of day to day shops, as do the nearby villages of Rossett and Marford, also with a nearby golf course and some good restaurants. There are excellent educational facilities in the area at primary and secondary level including first rate private education at Kings and Queens schools in Chester. The historic cities of Chester and Wrexham provide a wider range of retail, business and leisure facilities. Gresford also offers good access to the A483 trunk road which provides links to the motorway networks, the M53 to Liverpool and the M56 to Manchester and the M6, and North Wales via the A55 northern expressway.

## ENTRANCE HALL

14'6" x 6'0"

A UPVC double glazed front door opens to an

inviting entrance with wood block flooring, a radiator, a door opening to the integral garage and a staircase off, rising to the first floor accommodation with a store cupboard below.



## LIVING ROOM

18'0" x 10'10"

Featuring wood block flooring, a bay window to the front elevation and a radiator.



## KITCHEN/DINER

27'1" x 8'0"

Fitted with a range of light oak style wall, base and drawer units, a matching display cabinet, ample work surface space with a stainless steel inset single drainer sink unit with mixer tap, space for a cooker with an extractor hood over, plumbing for a washing machine, tiled splash backs, a ceramic tiled floor, two radiators, a window to the rear elevation and a patio door opening to the rear garden.

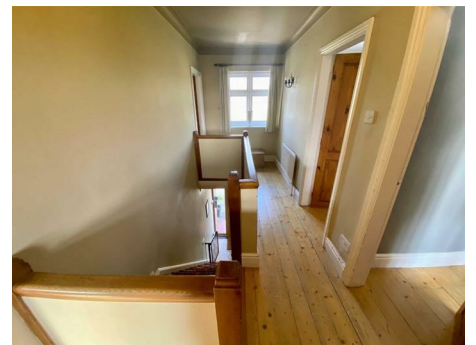


## REAR HALL

With a ceramic tiled floor, a shelved walk-in pantry off and a UPVC double glazed door opening to the side elevation of the property.

## CLOAKROOM W.C.

Containing a high level WC, a wash hand basin, a radiator and an opaque window to the side elevation



## FIRST FLOOR LANDING

With a window to the front elevation, a radiator and exposed floor boards

## REAR ASPECT



## BEDROOM ONE

12'6" x 9'8"

Featuring a range of fitted wardrobes cited

alongside one wall with sliding doors, exposed floorboards, a radiator, and a window to the front elevation.



## BEDROOM TWO

11'10" x 11'0"

With exposed floorboards, a radiator and a window to the front elevation.



## BEDROOM THREE

11'2" x 11'0"

Featuring a range of bedroom units including wardrobes, luggage cupboards, shelves and a desk, window to the rear elevation, radiator exposed floorboards.

## OFFICE/NURSERY

7'10" x 5'2"

Exposed floorboards, a built in cupboard, a radiator and a window to the rear elevation.



## BATHROOM

9'2" x 7'10"

A spacious bathroom installed with a white suite comprising a corner bath with mixer tap and shower extension and an electric shower over, a low level WC, a pedestal wash hand basin, partially tiled walls, exposed floorboards, a radiator and two opaque windows to the rear elevation.



## GARAGE

14'10" x 9'0"

With an up and over door, power and light



## EXTERNALLY

Externally, the property sit on a generous sized plot with ample off road parking to the front along with an attractive lawned and shrubbed garden with an outside light. There is spacious sized access to the predominately lawned and

shrubbed rear garden which also enjoys a paved patio area, an external water supply and light and an aspect over fields to the rear.



## SERVICES

The agents have not tested the appliances listed in the particulars.

## TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

## TO SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester office and a member of the team will assist you further.

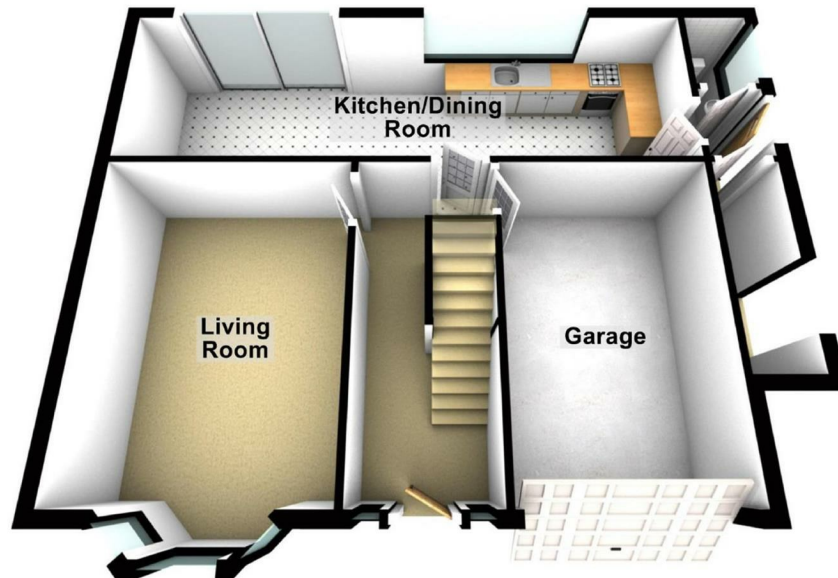
## MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

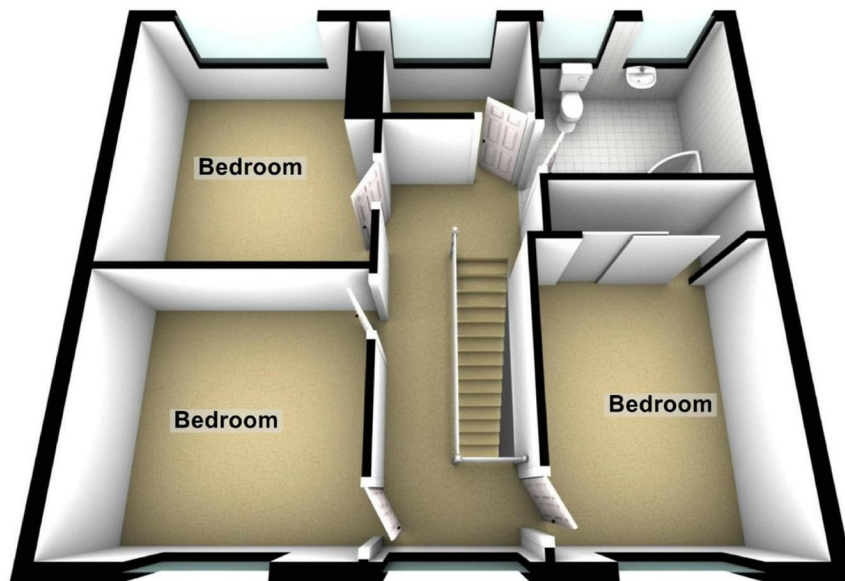
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**




### Ground Floor



### First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	61
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.