

Town & Country

Estate & Letting Agents

Hillock Lane, Wrexham

Offers Over £325,000



This charming three-bedroom semi-detached house is situated on Hillock Lane, a desirable residential location, within the peaceful village of Marford. Offering a combination of modern living with traditional appeal, this property has potential for extension and further development should any prospective purchaser desire, offering those who seek a comfortable family home offering adaptable accommodation, while being situated within a tranquil and sought after setting. Viewings are highly recommended!

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Description

This characterful chalet style semi-detached house offers beautiful rural views to the front, benefiting from UPVC double glazing and gas central heating. The adaptable accommodation comprises, an inviting entrance hall, living room, a dining room with French doors opening to the conservatory, a Kitchen and a ground floor bathroom. The first-floor landing has access to a principal bedroom and an en suite shower room. A second bedroom has access to a cloakroom WC, there is a modern bathroom and a third bedroom completing the first-floor accommodation. Externally, to the front of the property is a shrub garden with a combination of paved and gravel parking, a single garage with gated side access leading to the rear garden. The private rear garden has a variety of plants and shrubs, with a paved patio area.



Location

Hillock Lane is located within the charming village of Marford. The property is situated within this peaceful residential area, providing a mix of tranquillity and convenience for its residents. Renowned for its rich history and beautiful countryside, the village offers a delightful setting for those seeking a peaceful retreat while still being within easy reach of amenities and urban areas. The location is convenient for Chester and Wrexham commercial centres yet on the fringes of open countryside. Good local schooling is available for nursery, primary and secondary education with the independent schools of King's and Queen's also situated within easy travelling distance. With quality day-to-day amenities that Rossett and Gresford, the adjacent villages, have to offer include small independent shopping as well as good public houses and restaurants. Excellent motorway road links are available via the A55, making it feasible to commute or explore the region.



Entrance Hall

12'2" x 9'4"

Stained glass and a leaded UPVC double glazed front door that opens to an inviting entrance hall with timber laminate flooring and a radiator. Also with internal doors opening to the kitchen, living room, dining room, bathroom and to the integrated garage.



Kitchen

12'6" x 8'9"

The kitchen is fitted with a range of attractive white wall, base and drawer units complimented by stainless steel handles. Ample work surface space houses, a stainless steel, single drainer sink unit with mixer tap and tiled splashback's. Integrated appliances include a stainless steel oven hob with extractor hood above, fridge and freezer. There is space and plumbing for a washing machine along with space and plumbing for a slimline dishwasher. This is a double aspect room with the windows facing both front and rear elevations and having a radiator and ceramic tiled floor.



Living Room

19'8" x 12'1"

The Living Room is entered through a leaded glazed door that opens to a spacious room with a radiator, a full length picture window to the front elevation and a small secondary window also facing the front elevation. Located in the centre of the room is a living flame gas fire set up on a marble hearth with an Adams style surround. Leaded glazed double doors opening to the dining room.



Dining Room

16'4" x 13'2"

Having timber laminate flooring, a radiator, under stair storage cupboard and a window facing the conservatory along with UPVC double glazed French doors opening to the conservatory.



Conservatory

13'5" x 9'8"

Constructed of a low brick wall with a UPVC double glazed frame with timber laminate flooring and French doors opening to the rear garden.



Bathroom

7'7" x 7'1"

Installed with a modern white four piece bathroom suite, comprising a panelled bath with mixer tap, a dual flush, low-level WC, corner shower enclosure with an electric shower and a pedestal wash hand basin with mixer tap. Also with a medicine cabinet, a chrome heated towel rail, ceramic tiled flooring, fully tiled walls, and two opaque windows facing the rear elevation.

First Floor Landing

With doors opening to the airing cupboard and into all three bedrooms.



Principal Bedroom

12'4" x 11'6"

Having a radiator, a leaded glazed internal door opening to the ensuite shower room and a window facing the front elevation framing those far-reaching views.



Bedroom Two

11'3" x 7'

Having a radiator, a door opening to the WC and a window facing the rear elevation overlooking the rear garden.



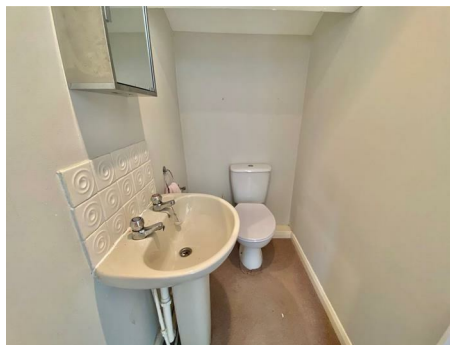
Garage

17'1" x 8'9"

Having an automatic roller garage door and housing a wall mounted gas boiler with a UPVC double glazed high-level window to the side elevation. The garage is also accessible from the reception hall.



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Cloakroom WC

Housing a dual flush low-level WC along with a pedestal wash, a hand basin with tiled splashback's and a medicine cabinet above. Set within the ceiling are recessed downlights and within the wall an extractor fan.



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Ensuite Shower Room

11'5" x 7'7"

An L-shaped room installed with a shower enclosure, an electric shower, a low-level WC, pedestal wash and basin. Partially tiled, a radiator, timber laminate flooring and a double glazed timber frame skylight facing the side elevation (restricted height).



Bedroom Three

13'4" x 10'4"

Having a radiator, three recessed downlights set within the ceiling, a double glazed timber frame, a skylight to the side elevation and a door opening to the roofs storage space.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact the office and one of the team will assist you further.

Mortgage Advice

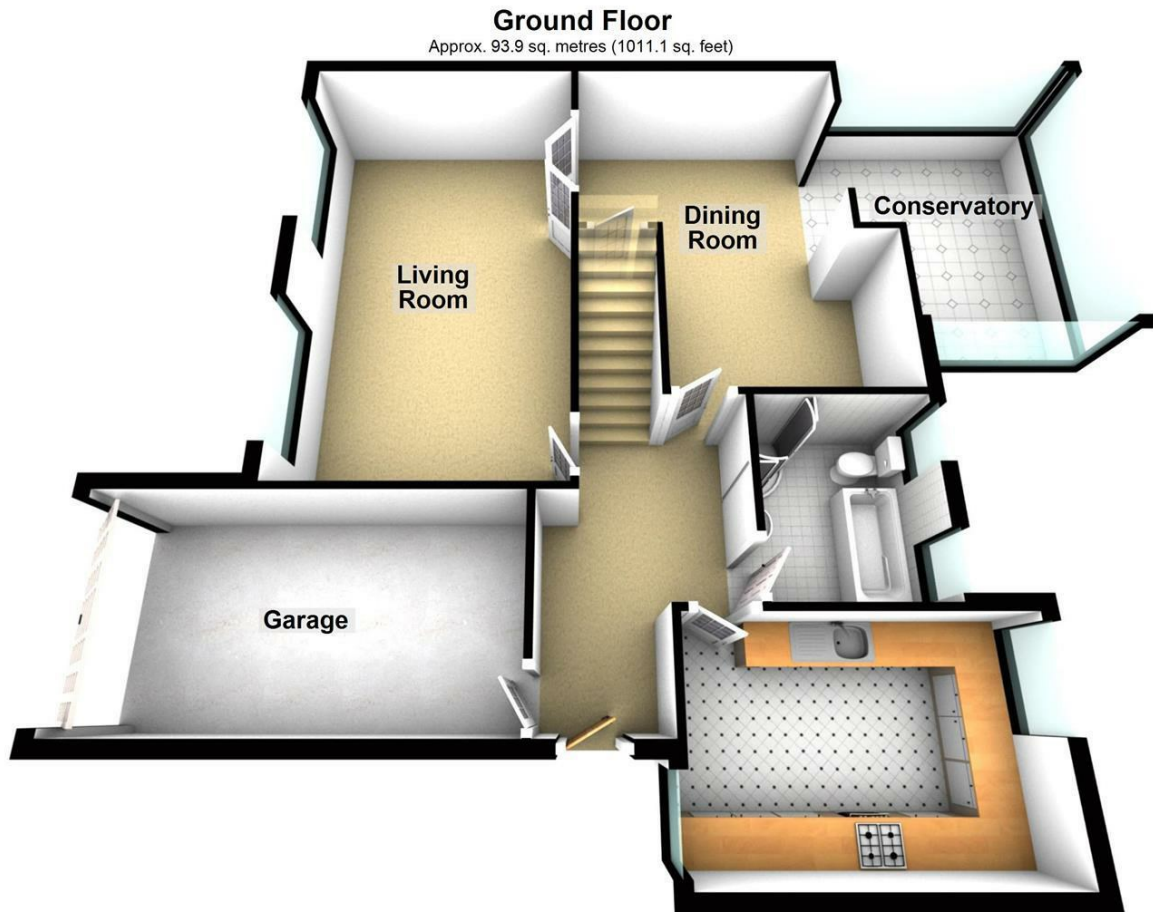
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Gary Jones 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. Approval No. H110624 **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Hours of Business

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 144.9 sq. metres (1559.5 sq. feet)

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 most 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	