

Town & Country

Estate & Letting Agents

Winchester Way, Gresford

Reduced To £220,000



VIRTUAL TOUR AVAILABLE... This two bedroom semi detached bungalow is located within the sought-after village of Gresford. Benefiting from UPVC double glazing and gas central heating, offering adaptable accommodation, a low maintenance rear garden, parking, and a detached garage.

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DESCRIPTION

VIRTUAL TOUR AVAILABLE... This lovely bungalow offers adaptable accommodation and comprises of an entrance hall with a cloak's cupboard off, a living room, featuring an attractive fireplace, a fitted kitchen, and a sunroom. The bungalow has a shower room and two bedrooms, the principal of which boasts an array of fitted units. Kitchen appliances are available within the asking price. Externally to the front of the bungalow is a London shrub garden along with a driveway which leads to a detached prefabricated garage and gives access to the low maintenance, predominantly paved rear garden.

LOCATION

Gresford is a charming and picturesque village located in the county of Wrexham, North Wales and boasts a rich history, with the beautiful 15th century All Saints Church at its centre. The village is surrounded by beautiful countryside and has a strong sense of community and a variety of local amenities, including a post office/convenience store, a primary school and a variety of local pubs to mention just a few. Gresford offers a great location for those looking for a peaceful lifestyle, while still being within easy reach of the cities of Wrexham and Chester. The village is easily accessible by road with good links to the A483 and M56, making it perfect for those who need to commute

for work. Gresford is also well-served by public transport, with regular bus services running to the surrounding areas. So overall in brief Gresford is an ideal location for those looking for a peaceful village lifestyle, with all the necessary amenities, and easy access to the major cities and towns.

DIRECTIONS

From our office in Chester, proceed south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483. At the roundabout, take the 1st exit onto Wrexham Road./A483. .At the roundabout, take the 2nd exit and stay on Wrexham Road./A483. At Post House Roundabout/Wrexham Road Interchange, take the 2nd exit onto A483. At junction 7, take the B5102 exit to Rossett/Llay/Gresford/B5445. At the roundabout, take the 1st exit onto B5102. At the roundabout, take the 2nd exit onto Chester Road/B5445. Continue to follow B5445. Turn right onto Pant Lane. Turn right onto Winchester Way. The bungalow will be located via our Town & Country For Sale Board.

ENTRANCE HALL

5'8 x 2'9

Entered via a UPVC double glazed front door, which opens to an entrance hall with a radiator and cloaks/meter cupboard off. Glazed internal door opens to the living room.



LIVING ROOM

17'8 x 11'5

The living room has a bay window to the front elevation. It is heated by a long radiator and has a flame gas fire set within a marble hearth displaying an Adams style surround.

INNERHALL

With a radiator, access to the loft doors off, opening to both bedrooms, the shower room and a glazed door to the kitchen.



PRINCIPAL BEDROOM

13'3 x 10'4

With a radiator and a UPVC double glazed door opening to the rear sunroom and fitted with attractive maple style bedroom units, comprising a range of wardrobes, luggage cupboard and chest of drawers.



BEDROOM TWO

8'1 x 8'6

Having a window facing the side elevation and a radiator.



SHOWER ROOM

5'7 x 5'7

Installed with a corner shower enclosure with an electric shower, a low-level WC, a vanity unit housing, a wash hand basin, heated towel rail, fully tiled walls and opaque window to the side elevation.



KITCHEN

9'5 x 8'9

The kitchen is installed with a range of

light, woodgrain effect wall, base, and drawer units, complimented by stainless steel handles. Worksurface space houses a stainless steel single drainer sink unit along with a mixer tap and tiled splashbacks. There is a built in dishwasher plus a cooker, fridge freezer and space & plumbing for a washing machine. A radiator, wall mounted boiler, and a UPVC double glazed door opens to the sunroom.



SUNROOM

16'8 x 8'2

A timber framed sun room with single glazed windows to the side and rear elevation, along with a timber panel back door off opening to the rear garden. The chest freezer and tumble dryer is located within the sunroom.



EXTERNALLY

Externally to the front of the property is a London shrub garden along with a driveway which leads to a detached prefabricated garage providing access to the low maintenance, predominantly paved rear garden.

SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax: Band D £1310.00

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch 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.**



Total area: approx. 73.7 sq. metres (793.2 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 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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	