

# Town & Country

Estate & Letting Agents

Montrose Terrace, Old Wrexham Road,  
Gresford

£180,000



Located at the heart of this highly desirable village, this beautifully presented two bedroom terrace, cottage benefits from UPVC double glazing along with gas central heating and has internal accommodation that comprises an entrance porch, living room, an L shaped kitchen/dining space, shower room and off the first floor landing two bedrooms. Externally to the front of the property is gravelled off-road parking. Whilst to the rear is a slight shift and sleeper patio area alongside of brick outbuilding with a gravel walkway leading to a predominantly lawn rear garden.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



### Externally Front

With gravelled off-road parking to the front

### Entrance porch

The property is entered through a UPVC double glazed front door, which opens to an entrance porch with an opaque window facing the front elevation and an open through way to the living room



### Lounge

11'6" x 10'9"

With a window to the front elevation, a radiator and a stripped pine internal door opening to the kitchen/diner.



### Kitchen/dining

15'2" x 10'5" max

An L shaped room with a ceramic slate effect tile floor stairs off rising to the first floor accommodation with exposed floorboards and fitted with gloss wall and base units. Complemented by stainless steel handles. Work surface space houses a stainless steel single bowl single drainer sink unit with mixer tap and tiled splashback, space for a cooker, space and plumbing for a washing machine, a radiator and internal door opening to the shower room and a UPVC double glazed back door and window opening to the rear garden



### Shower Room

4'6" x 4'5"

With a slate effect tile floor and installed with a three-piece suite, comprising a dual flush low level WC, a hand wash basin with vanity unit below and mixer tap and a corner shower enclosure with thermostatic shower. The

walls are fully tiled with a radiator, an opaque window facing the rear elevation and recessed downlights set within the ceiling.

### First Floor Landing

With stripped pine interior doors opening to both bedrooms.



### Bedroom One

11'6" x 10'10"

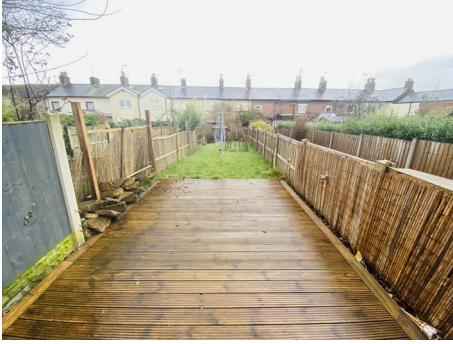
Having exposed floorboards, a window facing the front elevation and a radiator.



### Bedroom Two

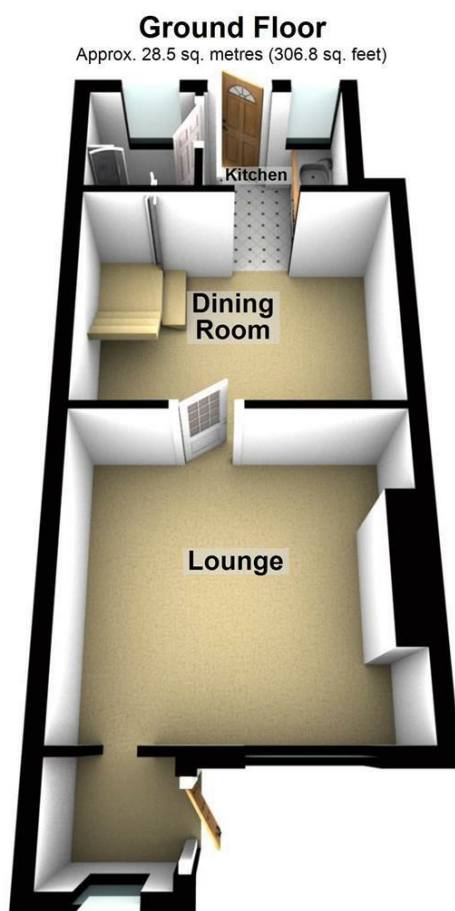
8'9" x 8'4"

Also, with exposed floorboards, access to the loft, a radiator and a window to the rear. Built in cupboard above the stairs houses the gas Worcester combination boiler.



### Rear Garden

Directly outside the front door is a slate chip and sleeper laid patio area alongside a brick outbuilding and external light. A gravel pathway leads to a predominantly lawn rear garden with slate chip to the front and a generous size deck patio area to the rear.



Total area: approx. 50.7 sq. metres (545.6 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 90        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      |           |
| (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 |           |

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