

Town & Country

Estate & Letting Agents

Pant Lane, Gresford

£330,000



This is a beautiful semi-detached home from the 1900s in Gresford village. It has many period features, double glazing, and gas central heating. The interior has an entrance hall, living room, sitting/dining room, kitchen, bathroom, and three bedrooms, one with a walk-in dressing room. Outside, there is a lawn and shrubs garden, off-road parking, and a single detached garage. The rear garden has a paved patio area and a lawn with shrubbed borders.

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DESCRIPTION

This beautifully presented, semi-detached home from the 1900s is located in a secluded area of the highly sought-after village of Gresford. The property boasts numerous period features while benefiting from double glazing and gas central heating. The internal accommodation briefly comprises an inviting entrance hall with a Minton tile floor and an oak staircase, a living room with an ornate fireplace, a spacious sitting/dining room with an adjoining kitchen, and a first-floor landing providing access to the bathroom and three generously sized bedrooms, one of which includes a walk-in dressing room. Externally, the property is approached via an unadopted road and double iron gates that open to a lawn and shrubs garden situated alongside golden gravel. The off-road parking and turning lead to a single detached brick-built garage, while the rear garden features an elevated paved patio area with steps down to a predominantly lawn garden with shrubbed borders.



LOCATION

The property is located in the popular village of Gresford offering a good range of local amenities whilst Chester and Wrexham provide a more comprehensive offering.

Both Chester and Wrexham Business Parks are within a short drive. Local recreational facilities include sailing at Gresford Sailing Club, local cricket and football clubs, golf at Wrexham Golf Club and some wonderful walks and mountain biking at Maes-Y-Pant Nature Reserve. The area is well served by state schools including the Rofft and Gresford Primary Schools, both within a short distance, and Darland High School in Rossett. Outstanding independent schools include King's and Queen's School, Chester. The property is well placed for commuting to the commercial centres of the north west via the A483 running north to south and the A55, North Wales Expressway accessing the North Wales coastline and the M6, M53 and M56 motorway networks. Chester Station offers a direct service to London, Euston within 2 hours.

DIRECTIONS

From the Chester branch: Head 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 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, keep left to stay on 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, turning right onto Pant Lane. Continue along Pant Lane before the for sale sign for Derwen Cottage, you will see on the left hand side an un adopted road, turn down this road and continue to the bottom, The Gables is the last property on the left hand side.



ENTRANCE HALL

The property is entered through a glazed timber panel front door, which opens to an inviting entrance hall with Minton tiled flooring, an oak staircase with spindle balustrades, rising to the first floor accommodation and stripped pain doors opening to the living room, sitting/dining room and to the under stairs store cupboard.



LIVING ROOM

13'2" x 11'10"

This room features a double-glazed window facing the front elevation, exposed floorboards, and a picture rail. Furthermore, it showcases a beautiful open cast-iron fireplace with half tile ornate Adam surround. Notably, the fireplace has provision for a gas fire.



SITTING/DINING ROOM

20'3" x 12'6"

The sitting/dining room features oak flooring, two radiators, a picture rail, and double glazed French doors that open to the side elevation of the property. A stripped pine internal door provides entry to the kitchen.



KITCHEN

18'3" x 7'1"

The kitchen is equipped with a variety of attractive light, oak-style wall, base, and drawer units, which are complemented by ornate handles and a display cabinet. There is ample work surface space which houses a stainless steel one and a half bowl sink unit with a mixer tap and a tiled splashback. Additionally, integrated appliances include a stainless steel double oven, gas hob, and extractor hood along with a freezer, and space and plumbing for a washing machine. This double aspect room features double glazed windows to the side and rear elevations, a quarry tile floor, a radiator, and a glazed timber panel back door off with recessed downlights set within the ceiling.

FIRST FLOOR LANDING

A double glazed window, opaque in nature, is located on the side elevation. The balustrades, comprising of oak, banister, and spindle, are a seamless continuation from the entrance hall. The space accommodates a radiator and stripped pine internal doors that provide access to the three bedrooms and the bathroom.



BEDROOM ONE

11'10" x 11'6"

The first bedroom features a built-in cupboard with a shed-like construction, complete with a stripped pine door. It also benefits from a double-glazed window that faces the front elevation, with a radiator positioned below to provide warmth and comfort.



BEDROOM TWO

12'0" x 10'5"

Having a double glazed window facing the rear elevation, with a radiator below.



BEDROOM THREE

12'4" x 8'10"

This third bedroom features exposed floorboards, a double-glazed window facing the side elevation, and a radiator situated below. The internal door leading to this room has been stripped and painted.

DRESSING ROOM

6'10" x 6'8" max

With a single glazed window to the side elevation, a light and an internal door opening to a built in cupboard, measuring 3'2" x 6'6" with a light and a radiator.



BATHROOM

7'8" x 5'0"

The bathroom is equipped with a pristine three-piece suite, which consists of a panel bath that features a thermostatic shower and a protective screen above it, a low-level WC, and a pedestal wash hand basin. The bathroom also includes a chrome heated towel rail, fully tiled walls, and an opaque double glazed window that faces the front elevation.

GARAGE

15'8" x 8'6"

A garage with a pitched roof, built using bricks, and equipped with power and light. It features an up-and-over garage door for vehicular access, as well as a half-glazed side entrance door for pedestrian access.



EXTERNALLY

The property is entered by a pair of sturdy iron gates, which open onto a golden gravelled off-road parking area that curves alongside a well-manicured lawn and a lush garden of shrubs. An external light is situated above the front door, while a driveway runs along the side of the property, leading to the detached garage and the rear gardens. The paved, elevated patio area in the rear is equipped with a water supply and lighting, and it gives way to a mature garden area, which is laid to lawn and features a border of shrubs.



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.

SERVICES TO PROPERTY

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

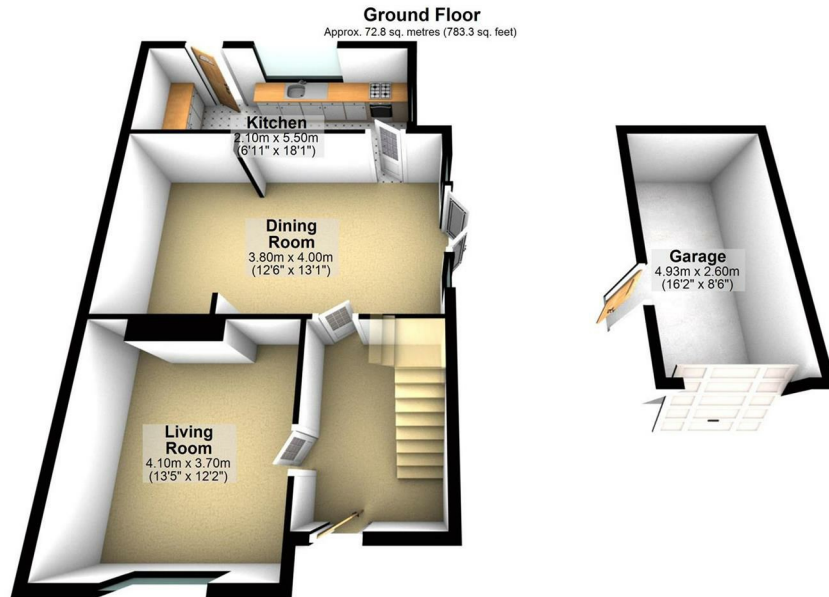
Tenure: Freehold

Council Tax Band: E £2253

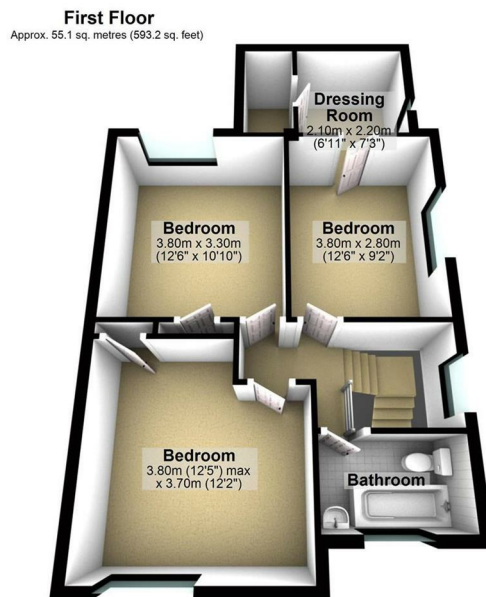
MORTGAGE SERVICES

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. 127.9 sq. metres (1376.5 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	