

# Town & Country

Estate & Letting Agents

Chester Road, Gresford, Wrexham

£259,950



Situated within this highly desirable village with easy access to both Wrexham and Chester, along with local motorway networks and the host of day today amenities, This three bedroom property benefits from gas central heating, UPVC double glazing and boasts interior accommodation comprising an entrance hall, living room dining room, breakfast room and kitchen, And the first floor landing offers access to three good size bedrooms and bathroom. Externally to the front of the property is a predominantly gravel garden whilst to the rear is an enclosed courtyard with off-road parking for several vehicles beyond, along with a generous sized rear garden.

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## Externally front

The property is approached through an iron gate opening to a quarry tile and concrete pathway alongside gravel garden leading to the front door.

## Entrance hall

The property is entered through a lead and stained glass timber panel front door which opens to an entrance hall with a radiator, doors off opening to the living room and dining room and a staircase off rising to the first floor accommodation.



## Living room

13'2 x 11'5

Featuring an ornamental marble and Adam style fireplace, a radiator and a bay window to the front elevation with integrated window seat, and open through way to the dining room.



## Dining room

11'5 x 10'9

With an ornamental inset fireplace along with original floor to ceiling fitted cabinet, radiator and a window facing the rear elevation.



## Breakfast room

8'3 x 7'8

Ceramic tile floor, radiator, access to the under stairs cupboard, window to the side elevation and archway through to the kitchen.



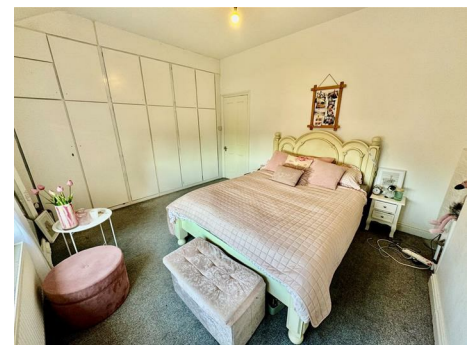
## Kitchen

11'6 x 7'3

Fitted with a range of light oak style wall, base and drawer units complimented by stainless steel handles. Work surface space houses one and a half bowl stainless steel sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven hob and extractor hood along with the fridge/freezer and space and plumbing for a washing machine. The flooring is ceramic tiled, a window overlooking the side elevation, on the wall is a gas combination boiler and a UPVC double glazed door opens to the rear courtyard.

## First floor landing

Having a banister with spindle balustrades and doors off opening to all three bedrooms and the bathroom.



## Bedroom one

13'4 x 11'11

Fitted with a range of floor to ceiling wardrobes with luggage cupboards

above, a window facing the front elevation with a radiator below.



### Bedroom two

11 x 9'8

With a fitted corner built in cupboard, a window to the rear elevation with the radiator below.



### Bedroom three

12 x 7'2

With windows to the rear and side elevations and a radiator.



### Bathroom

8'4 x 4'8

Installed with a panel bath with electric

shower above, a low level WC and a pedestal wash hand basin, the walls are tiled and opaque window faces the side elevation.



### Externally rear

A walled courtyard with light and water supply and timber gate offering access right of way across the rear of the property and to the parking for several cars with a generous sized lawn and shrub garden beyond enclosed by a combination of fence panels.

### 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 a member of our team who 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.**

### 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.

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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	