

# Town & Country

Estate & Letting Agents

Chester Road, Gresford, Wrexham

Offers Around £299,950



An extremely well appointed three bedroom semi-detached house set in the highly sought after village location of Gresford. The property comprises; entrance hall, extensive open-plan living space, large kitchen/diner, sitting room and cloakroom on the ground floor and to the first floor. with three bedrooms, the principle enjoying en-suite facilities and family bathroom. Externally is a lawned garden to front with concrete driveway and extensive lawn with a variety of features to rear. With easy access to both Wrexham and Chester, this property simply must be viewed!

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## Externally Front

The property is approached through a timber gate with pathway leading up to the front door with canopy, to the side of the property there is substantial lawn garden boarded with mature shrubs and enclosed with brick wall.



## Lounge/ Dining Room

25'10" x 12'2"

With bay window overlooking the front elevation, contemporary vertical radiator, gas fireplace with feature Adam style surround, sliding door to under stairs storage and an arched through way to the kitchen/ breakfast room.



## Kitchen/ Breakfast Room

17'7" x 15'6"

Fitted with a range of wood effect shaker wall, base and drawer units complemented by stainless steel handles. Ample work surface space houses a single stainless steel sink and drainer unit with mixer tap and tiled splash back. Integrated appliances include double electric oven, hob with stainless steel extractor fan above and a dishwasher. Wood effect laminate flooring, radiator, UPVC double glazed window to the rear elevation, and door opening to the rear porch and a Velux window to ceiling.



## Sitting Room

18'4" x 9'6"

Currently used as a home office and playroom. A dual aspect room with windows to the front and rear elevations, dado rail, radiator and a continuation of the wood laminate flooring from the kitchen.

## Rear Hallway

Space and plumbing for washing machine. Tiled flooring. Radiator.

## Cloakroom

Low level W/C, wash hand basin set within a vanity unit and tiled flooring.

## First Floor Landing

Split level landing with loft access, storage cupboard and doors off to all three bedrooms and the family bathroom.



## Bedroom One

13'0" x 11'5"

Window overlooking the front elevation with radiator below, doors of to built in wardrobe and ensuite shower room.

## En-Suite Shower room

Fitted with a modern three piece suite comprising a low level W/C. pedestal wash hand basin and shower cubicle with thermostatic shower. Fully tiled walls. extractor fan and a radiator.



## Bedroom Two

12'6" x 9'10"

Built-in cupboard housing wall-mounted gas fired boiler, window to the rear elevation with radiator below.



### Bedroom Three

11'10" x 7'10"

With a window overlooking the side elevation with radiator below.



### Bathroom

Fitted with a contemporary four piece suite comprising: a panel bath with mixer tap and handheld shower, low level W/C, pedestal wash hand basin, shower cubicle with thermostatic shower attached, heated towel rail, opaque window to the rear elevation, fully tiled walls.



### Rear Garden

A generous sized garden with gated access to concrete driveway providing ample off-road parking. Extensive lawned garden to rear with shrubbery to borders, fruit trees and paved seating area.



### Additional Information

We are informed the Worcester boiler was installed in November 2018 under a ten year warranty. Electrics re-done and certificated in 2014.



### Services

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

### 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

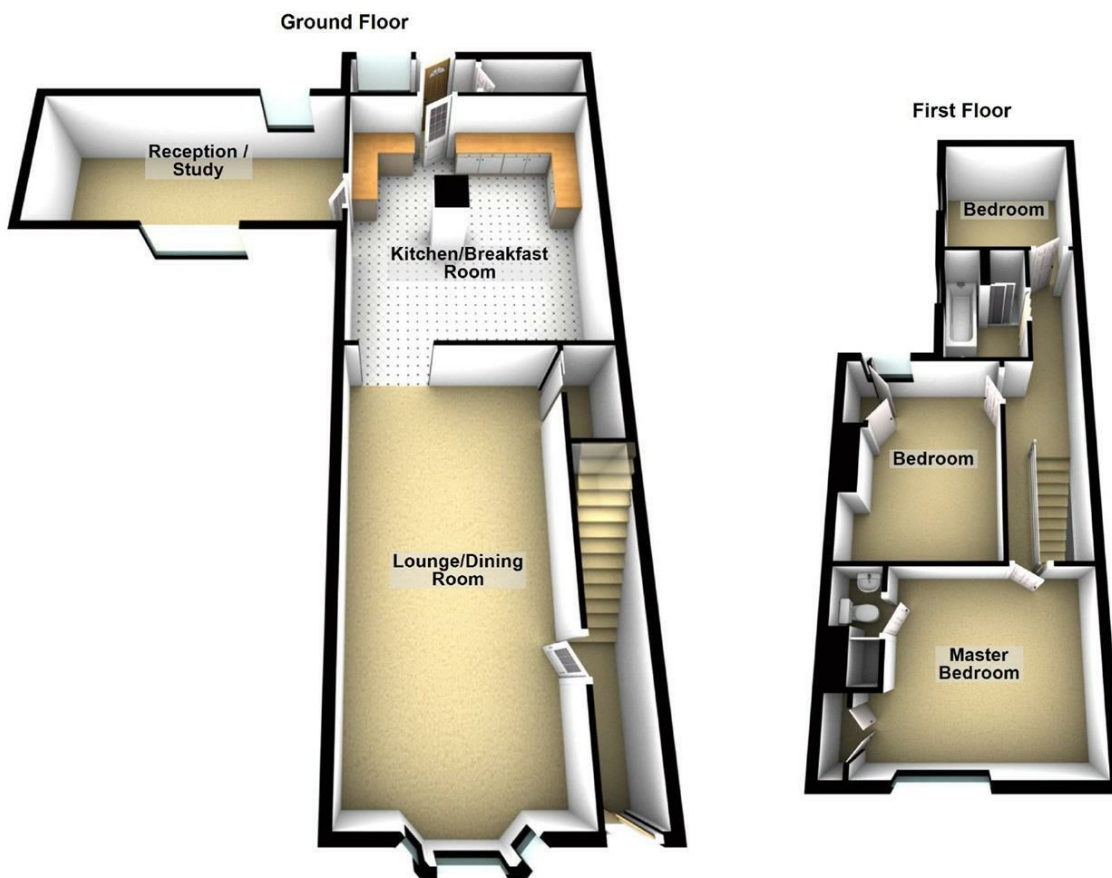
most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

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.



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
 Plan produced using PlanUp.

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) <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	