

Town & Country

Estate & Letting Agents

High Street, Gresford, Wrexham

Offers In The Region Of
£155,000



Situated at the heart of this highly desirable village just a short stroll from the All Saints church and the village pond is this beautifully presented property benefiting from UPVC double glazing and gas central heating is available with the benefit of no onward chain and comprises a living room, kitchen with utility off and the first floor landing offering access to two bedrooms into a modern bathroom.

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Living Room

12'9 x 10'6

The property is entered through a composite leaded and double glaze front door which opens to a living room with a window facing the front elevation, radiator, a living flame gas fire with marble surround, expose beam set within the ceiling and the leave a latch door opening to the kitchen.

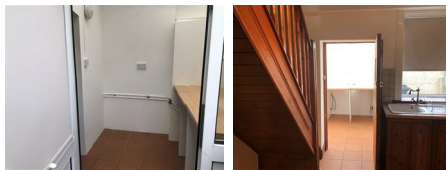


Kitchen

9'9 x 9'3

The kitchen is fitted with a range of pine style wall base and draw units with

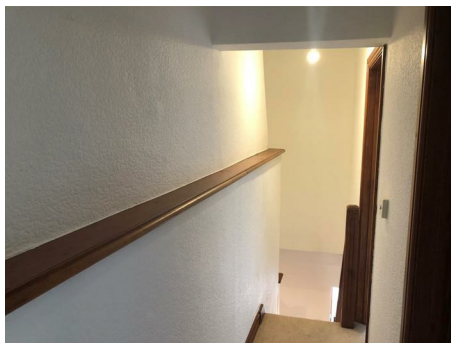
ornamental handles and a display cabinet. Work surface space houses, resin single drainer sink unit with mixer tap and tile splashback. There is an integrated double oven hob and extractor hood, the flooring is ceramic tile, there is a radiator, stairs off rising to the first floor accommodation and a stable door opening to the utility.



Utility

6'9 x 5'9

With a continuation of the ceramic tile flooring from the kitchen to a UPVC double glazed framed utility with plumbing for a washing machine and rear access door.



First Floor Landing

Having lever latch doors off opening to both bedrooms and to the bathroom.



Bedroom One

10'8 x 7'6

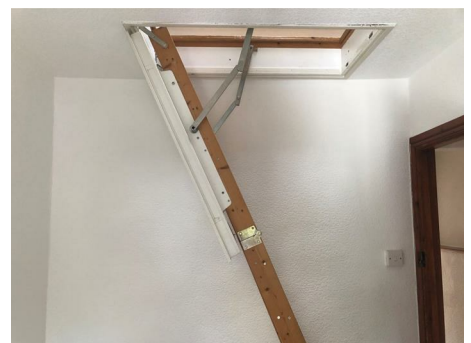
Having a window facing the front elevation with the radiator below.



Bedroom Two

10'2 x 6'7

With a large building cupboard housing, the glow worm gas combination boiler and a window facing the rear elevation with a radiator below. A hatch opening to the loft space with an integrated ladder is set within the ceiling.





Rear

To the rear of the property is right of way to a shared walled garden offering access to a storage shed.



Bathroom

Installed with a modern white three-piece suite comprising a panel bath with electric shower and screen above, a dual flush low level WC along with a pedestal wash basin with mirrored cabinets above. The walls are fully tiled with a chrome heated towel rail and recessed downlights along with an extractor fan set within the panelled ceiling.



Gresford Area

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.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Services

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

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.

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