

# Town & Country

Estate & Letting Agents

Winchester Way, Gresford, Wrexham

£250,000



Situated on a spacious corner plot in the sought-after village of Gresford, this extended three-bedroom semi-detached home, requiring some modernisation, is offered with no onward chain. It features gas central heating and mostly UPVC double glazing. The layout includes an entrance hall, living room, inner hallway, kitchen/dining room, shower room, and three bedrooms. Outside, there are shrubbed front gardens, off-road parking, and a single garage. The side and rear gardens are lawned, with a boundary hedge, paved pathway, patio, decked area, and a timber shed.

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

TEL: 01978 291345

## DESCRIPTION

Sitting in an enviable position on a generously sized corner plot within the highly desirable village of Gresford, this extended three-bedroom semi-detached property, in need of some modernisation, is available with the benefit of no onward chain. Featuring both gas central heating and predominantly UPVC double glazing, the property comprises an entrance hall, a living room, and an inner hallway with doors leading to all three bedrooms, the kitchen/dining room, and the shower room. To the front of the property are shrubbed gardens with off-road parking situated directly in front of a single garage. The side garden is laid to lawn with a boundary hedge and offers side access to the rear garden, which is also laid to lawn, with a paved pathway, patio, decked patio area, and a timber shed positioned at the rear of the garden.



## LOCATION

Gresford is a highly desirable village in North Wales, offering a perfect blend of rural charm and modern convenience. Renowned for its picturesque setting, historic landmarks, and strong sense of community, the village provides an ideal location for families, professionals, and retirees alike. The village boasts excellent local amenities, including a selection of shops, cosy pubs, and well-regarded schools. For outdoor enthusiasts, Gresford is surrounded by beautiful countryside, with scenic walking trails, parks, and the tranquil Gresford Lake. The iconic Gresford Bells, housed in the 13th-century All Saints' Church, add to the village's historic appeal. Gresford benefits from superb transport links, with easy access to Wrexham, Chester, and the wider North West via the A483 and nearby railway connections. Whether you're looking for a peaceful village lifestyle with great amenities or convenient commuter links, Gresford offers both.

## ENTRANCE HALL

The property is entered through a UPVC double-glazed front door, opening onto woodgrain-effect laminate flooring. The hall features a radiator, a panel door leading to the living room, and a second panel door opening to a cloaks cupboard/storage area.



## LIVING ROOM

18'6 x 11'0

With a bay window facing the front elevation, two radiators, and an ornamental fireplace.

## INNER HALLWAY

Featuring engineered oak flooring, a radiator, loft access, and doors leading to the kitchen/dining room, all three bedrooms, and the shower room.



## KITCHEN/DINING ROOM

19'10 x 8'4

The dining area has engineered oak flooring, a radiator, a wall-mounted Worcester gas combination boiler, and a window facing the side elevation. It opens through to the kitchen area, which is fitted with wall, base, and drawer units with worktop space. The stainless steel single-drain sink unit has a mixer tap and tiled splashback. There is space and plumbing for a washing machine, space for a cooker with a stainless steel extractor hood above, a window facing the rear elevation, and a UPVC double-glazed back door.



## BEDROOM ONE

20'1 x 9'5

This extended bedroom has partial woodgrain-effect laminate flooring, a radiator, and a patio door opening to the rear garden. This room could also be utilised as a second sitting room or separate dining room if required.





## BEDROOM TWO

10'2 x 12'6

With a window facing the rear elevation and a radiator below.



## BEDROOM THREE

8'5 x 8'4

With a radiator and a window facing the side elevation.



## SHOWER ROOM

5'4 x 5'8

Fitted with a white three-piece suite comprising a dual-flush low-level WC, a pedestal wash hand basin, and an oversized shower enclosure with panelled walls and an electric shower. The remaining walls are tiled, and there is a radiator, an opaque window facing the rear elevation, and ceramic tiled flooring.



## EXTERNALLY

The property occupies an enviable corner plot with a lawn and shrubbed garden to the front, brick-block off-road parking positioned directly in front of the property's single garage, and a pathway leading to the front door. A pathway also runs alongside the property to the lawned side garden with a hedge border, providing timber side access to the rear. The rear garden is predominantly lawned, with a paved pathway, patio area, a second decked patio area to the rear, and a timber shed.



## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D: £2193.00

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice (Wrexham)

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.

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<br>2002/91/EC |  |