

Town & Country

Estate & Letting Agents

Chester Road, Gresford, Wrexham

£239,950



Just a short walk from the village centre, this light and spacious two-bedroom home features gas central heating and UPVC double glazing. The ground floor includes an entrance hall, living room, dining room, and a large kitchen/breakfast room. Upstairs, there are two double bedrooms and a spacious bathroom. The property offers a low-maintenance front garden, a well-kept south-east facing rear garden, and access to a single garage with off-road parking.

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DESCRIPTION

Situated just a short stroll from the heart of this desirable village, this light and spacious two-bedroom home offers gas central heating and predominantly UPVC double glazing. The ground floor comprises an entrance hall, living room, dining room, and a generously proportioned kitchen/breakfast room. Upstairs, the first-floor landing gives access to two double bedrooms and a spacious bathroom. Outside, the property boasts a low-maintenance front garden and a beautifully presented rear garden, which enjoys a south-east facing orientation and provides access to a single garage and off-road parking.



LOCATION

Gresford is a highly sought-after village located just a few miles north of Wrexham, offering the perfect balance of rural charm and modern convenience. Known for its picturesque setting, historic church, and strong sense of community, Gresford provides a peaceful lifestyle with easy access to a range of amenities. The village boasts local shops, a post office, pubs, a well-regarded primary school, and excellent transport links—including quick access to the A483 for commuting to Chester, Wrexham, and beyond. Surrounded by scenic countryside and within close proximity to walking trails and parks, Gresford is an ideal location for families and professionals alike seeking a well-connected yet tranquil place to call home.

ENTRANCE HALL

The property is entered via an opaque UPVC double-glazed front door, opening into an entrance hall with a herringbone-patterned quarry tile floor, a radiator, and stairs rising to the first floor. A partially glazed doorway leads into the living room.



DINING ROOM

12'7 x 11'9

This room benefits from a UPVC double-glazed window overlooking the rear elevation with a radiator below. A partially glazed door provides access to under-stairs storage, and another door opens into the kitchen/breakfast room. An arched opening leads through to the living room.



LIVING ROOM

13'2 x 11'9

Featuring a UPVC double-glazed bay window to the front elevation with a radiator below, this inviting room includes an ornamental coal-effect fireplace with a ceramic-tiled hearth and an ornate Adam-style surround.



KITCHEN/BREAKFAST ROOM

18'7 x 8'4

Fitted with a range of wall, base, and drawer units complemented by marble-effect work surfaces. A resin one-and-a-half bowl sink with mixer tap is set beneath the rear-facing window. There is space for a cooker with extractor hood above, and plumbing for both a dishwasher and washing machine. The room features a ceramic tile floor, partially tiled walls, a radiator, windows to the side and rear, and an opaque UPVC double-glazed door providing external access.



FIRST FLOOR LANDING

With exposed floorboards, a banister with spindle balustrades, a built-in storage cupboard, access to the loft, and doors leading to both double bedrooms and the bathroom.



BATHROOM

9'0 x 8'4

A spacious bathroom fitted with a three-piece white suite comprising a corner bath with electric shower over, low-level WC, and pedestal wash hand basin. The room includes partially tiled walls, a ceramic tile floor, a radiator, and an opaque UPVC double-glazed window to the rear.



BEDROOM ONE

15'9 x 11'3

A generously sized principal bedroom with a UPVC double-glazed window facing the front elevation, radiator below, and an ornamental cast-iron fireplace.



BEDROOM TWO

11'8 x 10'3

With exposed floorboards, a UPVC

double-glazed window to the rear elevation, a radiator, and an ornamental cast-iron fireplace.



EXTERNALLY

To the front of the property, a pathway leads alongside a golden gravel garden, featuring a central planter and bordered by a low brick wall. The south-east facing rear garden is attractively landscaped with paved and gravel seating areas, a well-maintained lawn, and mature shrub beds and borders. Additional features include external lighting, a water supply, and a timber side gate providing access to the off-road parking and garage at the rear.



GARAGE

A single pre-fabricated garage with an up-and-over door, side window, and pedestrian access to the rear. The garage is accessible from the rear of the property and includes off-road parking in front.

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.

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