

Town & Country

Estate & Letting Agents

Vicarage Lane, Gresford

Offers In Excess Of
£450,000



This stunning 4 bedroom detached house stands within a good size plot in a highly sought after location on the outskirts of Gresford. With 3 reception rooms, and 4 double bedrooms the property also benefits from a large kitchen/diner. In summary a perfect family home and viewings come highly recommended.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance

Double glazed composite door to front entrance and side panel. Understairs storage cupboard. Radiator. Doors to:

Shower Room (Downstairs)

Low level W/C. Pedestal wash hand basin. Walk-in shower cubicle. Fully tiled walls. Tiled flooring. Heated towel rail. Inset spotlights.

Lounge

22'0" x 18'2"

Gas fire with feature surround. Coved ceiling. Double glazed window to side x2. Double glazed window to front. Radiator x3.

Sitting Room

12'11" x 12'2"

Gas fire with feature surround. Picture rail. Double glazed window to front. Radiator.

Kitchen/Diner

19'4" x 15'9"

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & ½ stainless steel sink unit and drainer with mixer tap. Space for fridge freezer. Space for range-style cooker. Plumbing for dishwasher. Localised wall tiling. Tiled flooring. Double glazed window to side and rear. Radiator.

Utility Room

12'9" x 6'1"

Belfast sink. Plumbing for washing machine. Space for tumble dryer. Cupboard housing Combi boiler. Localised wall tiling. Tiled flooring. Double glazed doors to side x2.

Garden Room

11'6" x 10'4"

Double glazed window to side x2. Double glazed window to front. Radiator.

Landing

Loft access. Double glazed window to rear. Radiator.

Bedroom One

15'2" x 10'0"

Substantial built-in wardrobes. Double glazed window to front and side. Radiator.

En-Suite

10'5" x 6'6"

Low level W/C. Wash hand basin set in vanity unit. Panel enclosed bath with shower attachment over. Built-in storage. Fully tiled walls. Tiled flooring. Double glazed window to rear. Radiator.

Bedroom Two

12'2" x 9'5"

Double glazed window to front. Radiator.

Bedroom Three

12'3" x 11'4"

Built-in storage. Double glazed window to front and side. Radiator.

Bedroom Four

9'5" x 8'0"

Double glazed window to side and rear. Radiator.

Shower Room

Low level W/C. Pedestal wash hand basin. Corner shower. Fully tiled walls. Tiled flooring. Heated towel rail. Inset spotlights. Double glazed window to rear.

Outside

Externally there is a private driveway leading up to a large parking area and double garage. To one side of the property there is an enclosed lawn garden, and to the other side there is a further lawn section with a decked entertaining space and various sheds. In summary, the property stands in a really good size plot.

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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.

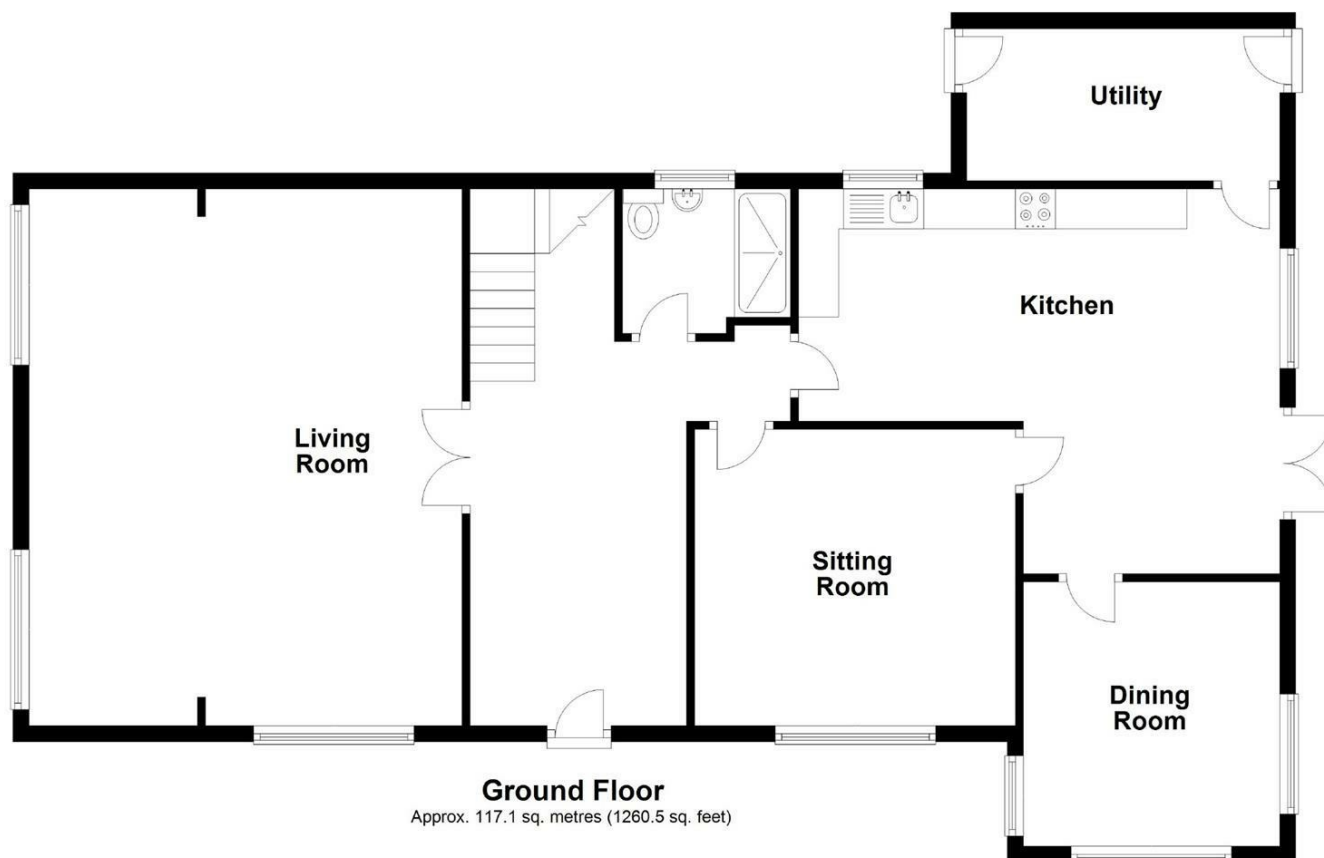
Hours of Business

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



Total area: approx. 183.5 sq. metres (1975.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	82
	EU Directive 2002/91/EC	

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.