

# Town & Country

Estate & Letting Agents

Narrow Lane, Gresford

Offers In The Region Of

£700,000



This exquisite Victorian Style detached family home offers a perfect blend of elegance and modern living. Having the advantage of six spacious bedrooms, two reception rooms, kitchen/ breakfast room, utility and downstairs cloaks. Offering generous off-road parking, a detached double garage, mature gardens and a separate annex for office use or for conversion to holiday let for which planning consent has been obtained. Weston House is a rare find, and viewing is essential to appreciate this perfect family home within the sought after village of Gresford.

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## DESCRIPTION

This impressive home is ideal for families seeking both comfort and style, providing substantial accommodation located over three floors. The main residence comprises of an inviting entrance hall, a living room complete with a traditional fireplace, a dining room perfect for entertaining guests or family meals, a kitchen/breakfast room. The rear hallway has a utility room and cloakroom WC. The first floor offers four bedrooms, a family bathroom and a shower room. The second floor provides two further double bedrooms. Externally, the property offers generous off-road parking, landscaped gardens, patio areas and raised vegetable beds. The property has the benefit of a detached double garage with solar panels and in addition to this a separate two-storey brick built office with planning permission (and building regulations consent) for conversion to holiday let use, making Weston House a superb and versatile family home.



## LOCATION

Situated within Gresford a highly sought-after village location, the property enjoys an excellent balance of rural charm and everyday convenience, with a range of local amenities including shops, schools and traditional public houses close at hand. The area offers superb transport links with easy access to Wrexham and Chester, both providing an extensive selection of shopping, dining, leisure and educational facilities, while the A483 and wider motorway network are readily accessible for commuters. Surrounded by attractive countryside, the location is ideal for families and those seeking a semi-rural lifestyle without compromising on connectivity.

## DIRECTIONS

From our Chester branch, proceed along Lower Bridge Street, follow the A483 towards Wrexham for approximately 6 miles, exit at Junction 7 for the B5102 (Rossett/Gresford), then join Chester Road (B5445). Turn right onto Pant Olwen, left onto Poplar Avenue and right onto Narrow Lane, where the property will be located via our Town & country for sale board.



## ENTRANCE HALL

17'4" x 7'

The property is entered via a painted double-glazed light oak door opening into an impressive and welcoming entrance hall with natural limestone tiles with underfloor heating. Light oak stairs with banister and spindle balustrades rise to the first floor accommodation. Light oak internal doors lead to the living room, dining room, kitchen, and rear hallway,



## LIVING ROOM

18'8" x 12'9"

Featuring exposed oak floorboards throughout and a bay window to the front elevation with sash windows. A glazed door opens onto the side patio area. The room includes a radiator and an inset solid fuel fireplace with granite hearth and light oak Adam-style surround.



## DINING ROOM

16'4" x 12'6"

With exposed oak floorboards, radiator, sash window to the side elevation, and a bay window to the front elevation with sash windows.



## KITCHEN / BREAKFAST ROOM

17'3" x 12'5"

The kitchen is fitted with a range of wall, base and drawer units complemented by display cabinetry, ornamental handles and solid wood work surfaces incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap. There is space for a range cooker with extractor hood above, and space and plumbing for a washing machine. Ceramic tiled underfloor heating continues throughout, with windows to the side and rear elevations.

## REAR HALLWAY

13'4" x 7'1" (max, I-shaped)

With ceramic tiles with underfloor heating, sash window to the rear elevation, light oak external door, and light oak internal doors leading to the utility room and cloakroom WC.

## UTILITY ROOM

13'0" x 6'0"

Fitted with base units and work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. Ceramic tiled

heated flooring continues from the rear hallway. Wall-mounted gas boiler. Space and plumbing for washing machine. Sash windows to rear and side elevations.



## CLOAKROOM W/C

7'5" x 3'0"

Comprising dual flush low level WC, vanity unit with wash hand basin and mixer tap, tiled splashback, ceramic tiles with underfloor heating and opaque sash window to the rear elevation.

## LANDING

Having a continuation of the light oak banister and balustrades from the entrance hall, exposed oak floorboards, radiator, and staircase rising to the second floor. Light oak doors lead to four bedrooms, shower room and bathroom.



## BEDROOM ONE

13'2" x 13'8"

Fitted with light wood-grain maple effect bedroom furniture incorporating wardrobes and window seat with drawers below. Sash windows to front and side elevations. Radiator.



**BEDROOM TWO**

12'6" x 11'4"

Having a radiator and sash windows to rear and side elevations.



**BEDROOM FOUR**

13'0" x 8'3"

Having a radiator and sash windows to rear and side elevations.



**BEDROOM THREE**

12'6" x 10'6"

With a radiator and sash windows to front and side elevations.



**BATHROOM**

7'0" x 5'8"

The bathroom is appointed with a panelled bath with central mixer tap and thermostatic shower with folding screen above. Wood-grain effect vanity unit housing low-level WC and wash hand basin with mixer tap. Partially tiled walls, chrome heated towel rail and opaque sash window to front elevation.



## SHOWER ROOM

8'0" x 9'2"

Having a built-in double door storage cupboard housing hot water cylinder. Double shower enclosure with panelled walls and thermostatic shower. Vanity unit with dual flush WC and wash hand basin with mixer tap. Partially tiled walls, heated towel rail and opaque window to rear elevation.



## BEDROOM FIVE

15'1" x 13'1"

With a skylight to rear elevation, sash window to side elevation, access to loft space and deep built-in wardrobe/cupboard.



## LANDING

Continuation of light oak banister and balustrades, skylight to rear elevation, radiator, built-in storage cupboard and doors leading to Bedrooms Five and Six.



## BEDROOM SIX

15'1" x 12'6"

Having a skylight to rear elevation, a sash window to side elevation and deep built-in wardrobe/cupboard.



**DETACHED ANNEX/OFFICE BUILDING**



**FIRST FLOOR**

17'1" x 12'4" (max)

With exposed floorboards, two electric wall heaters, two skylights, fitted corner desk and shelving, and glazed double doors opening onto a Juliet balcony.

**EXTERNALLY**

The front of the property is approached via double iron gates opening onto ample gravel off-road parking for several vehicles, surrounded by flower beds and planters stocked with a variety of shrubs and trees. A brick block driveway provides access to the detached double garage. External lighting is also available.

The rear garden is accessed via a timber gate to one side and iron gate to the other. There is a paved patio area with an electrically operated awning, planted borders and a predominantly lawned garden with sleeper-raised vegetable bed and a greenhouse. There is a Pergola to the side of the property along with external lighting and a water supply.



**GROUND FLOOR**

17'1" x 12'4"

Accessed via double glazed door. Tiled flooring throughout with electric underfloor heating, two windows to the side elevation and spiral staircase rising to the first floor.



**DETACHED DOUBLE GARAGE**

19'7" x 15'9"

Accessed via an up-and-over garage door. Pitched roof, power and lighting installed. Solar panels on the roof generating approximately £900 per annum income.





TENUIRE: Freehold  
Council Tax - Band H

### SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

### MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our 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 Chester office on 01244 403900. 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.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

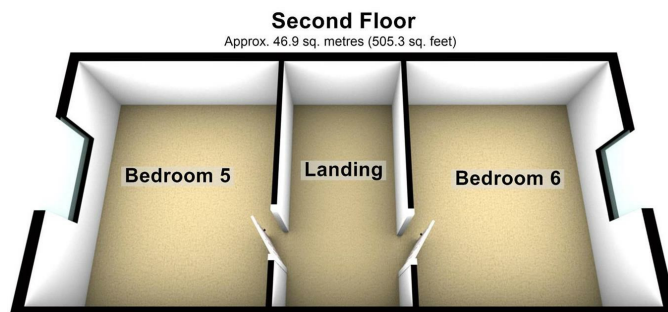
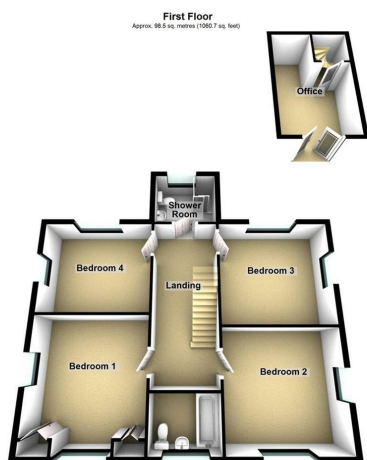
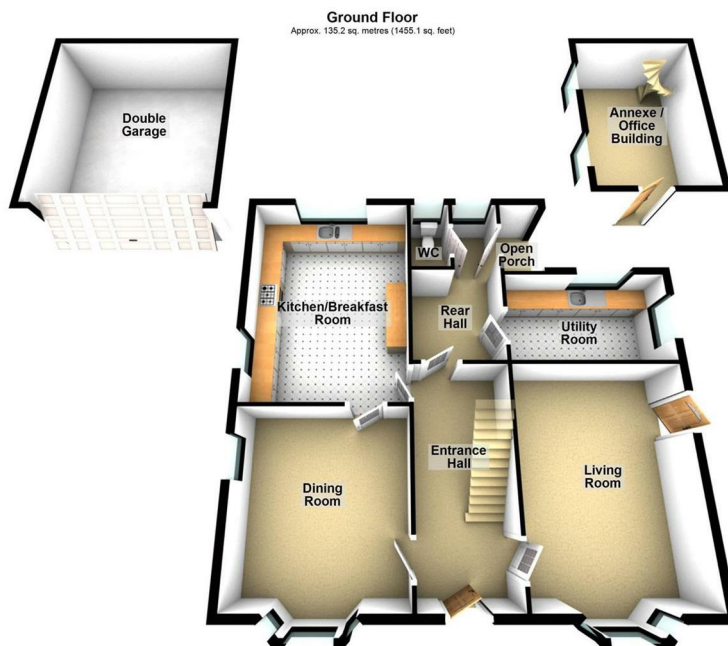


### ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

### SERVICES TO PROPERTY

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.