

# Town & Country

Estate & Letting Agents

Wrexham Road, Pulford, Chester

£330,000



Situated along a quiet lane yet within easy reach of motorway links, Chester, and Wrexham, this charming former farm worker's cottage offers excellent potential for modernisation and occupies a generous plot with established gardens and appealing rural views to both the front and rear. The accommodation benefits from oil-fired central heating and briefly comprises an entrance hall, living room, dining room, kitchen, and utility room, with three bedrooms and a three-piece bathroom suite to the first floor.

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## DESCRIPTION

Situated on a quiet lane, this characterful former farm worker's cottage offers convenient access to local motorway networks, as well as Chester, Wrexham, and a wide range of everyday amenities. The property requires a degree of modernisation and sits on a generous plot, predominantly laid to lawn, with well-stocked beds and borders featuring a variety of plants and shrubs, along with mature, established trees. The property enjoys beautiful rural views to both the front and rear. Internally, the accommodation benefits from oil-fired central heating, a septic tank and briefly comprises: entrance hall, living room, dining room, kitchen, and utility room. To the first floor, there are three bedrooms and a white three-piece bathroom suite.



## LOCATION

The property is located just off Wrexham Road and located within Pulford. Pulford lies to the south of Chester City centre and enjoys easy accessibility to the Chester Business Park, being approximately 5 minutes travelling distance, with Chester city centre also being easily accessible. A regular bus route is available to both Chester and Wrexham and links to the A483 and A55 are also close by. The village itself has the Grosvenor Arms Hotel and Spa and pleasant walks can be enjoyed in the open countryside which lies surrounding the property. The Grosvenor Garden Centre and further public houses and restaurants are also a short distance away. in neighbouring villages.

## ENTRANCE HALL

Accessed via a UPVC double-glazed door, with woodgrain-effect laminate flooring, radiator, stairs rising to the first floor with storage cupboard below, and a door leading to the living room.



## LIVING ROOM

13'6 x 11'6

Featuring a double-glazed mullion window to the front with radiator below, electric fire with feature surround, fitted cabinetry, and doors leading to the dining room and kitchen.



## DINING ROOM

8'8 x 9'4

With woodgrain-effect laminate flooring, UPVC double-glazed window to the side, and radiator.



## KITCHEN

11'2 x 6'7

Fitted with a range of wall, base, and drawer units with wood-effect work surfaces, incorporating a stainless steel sink with mixer tap and tiled splashback. Mullion windows overlook the rear yard. Includes a radiator, door to the utility room, and a single-glazed opaque rear door.



## UTILITY ROOM

9 x 5'7

With a single-glazed opaque window to the side and housing a floor-standing Worcester oil boiler.

## FIRST FLOOR LANDING

With a mullion window to the side and doors leading to all bedrooms and the bathroom.



## BEDROOM ONE

14 x 11'7

With fitted shelving/cabinet, radiator, and UPVC double-glazed window to the front.



## BEDROOM TWO

10 x 6'7

With UPVC double-glazed window to the rear and radiator below.



## BEDROOM THREE

10 x 6'7

Also with UPVC double-glazed window to the rear and radiator below.



## BATHROOM

7'6" x 5'5"

Fitted with a white three-piece suite comprising panel bath with electric shower over, low-level WC, and pedestal wash basin. Partially tiled walls, radiator, and UPVC double-glazed opaque window to the side.



## OUTBUILDINGS

To the rear of the kitchen is a partially covered courtyard measuring approximately 22'0" x 10'4", with a concrete floor and access to external brick outbuildings measuring:

- 11'7" x 8'4"
- 8'4" x 3'7"
- 8'0" x 7'5"



## EXTERNALLY

The property is approached via double gates opening onto a generous plot, mainly laid to lawn with well-stocked flowerbeds to the front, side, and rear. There is also a fenced vegetable garden, timber shed, and greenhouse. A driveway leads to a detached garage (suspected to contain asbestos).



## ADDENDUM

The land is subject to an overage (clawback) provision, meaning the seller will retain a right to share in any future increase in value. If, within 20 years of completion, planning permission or another defined trigger event enhances the value of the land, 20% of the uplift in value will be payable to the seller.

## Services

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

Property Tenure: Freehold

Council Tax: Band E (£2924 Per Year)

## Viewings

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

## To Make an Offer

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

## 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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