

# Town & Country

Estate & Letting Agents

Holt Terrace, Vicarage Lane, Gresford

Offers In Excess Of  
£200,000



Benefitting from NO ONWARD CHAIN and situated just a short stroll from the heart of this highly sought-after village, which itself offers an abundance of facilities and amenities, along with excellent access to local motorway networks and the cities of Wrexham and Chester, this charming property benefits from gas central heating and UPVC double glazing throughout.

In brief, the accommodation comprises a vestibule, living room, inner hall, kitchen/diner, utility room and ground floor bathroom. To the first floor are two double bedrooms.

Externally, the property offers off-road parking to the front, whilst to the rear is a courtyard with timber shed, beyond which lies a tiered garden split into three sections. The upper tier features an outside bar, the middle tier is laid with artificial lawn, and the lower tier provides a paved seating area.

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## LOCATION

2 Holt Terrace is ideally positioned within a popular and well-served village location, offering a blend of countryside charm and everyday convenience. Residents benefit from a range of local amenities including shops, schools, cafés and public houses, whilst excellent road links provide easy access to Wrexham, Chester and surrounding motorway networks, making it ideal for commuters and families alike.



overlooking the rear elevation. An opaque glazed door opens into the utility room.



## LIVING ROOM

12'6" x 11'8"

With a continuation of the woodgrain-effect laminate flooring from the vestibule, the living room features a marble hearth with Adam-style surround, radiator, fitted shelving and a window facing the front elevation. A door opens into the inner hall.



## BATHROOM

6'6" x 5'5"

Appointed with a modern white three-piece suite comprising a panelled bath with electric shower and protective screen above, dual flush low-level WC and pedestal wash hand basin with mixer tap. The room also benefits from ceramic tiled flooring, partially tiled walls, radiator, extractor fan and opaque side elevation window.

## DESCRIPTION

A well-presented two-bedroom property situated in a highly desirable village location, benefiting from off-road parking, a tiered rear garden with outside bar, UPVC double glazing and gas central heating, all within easy reach of Wrexham and Chester.

## FRONT EXTERNAL

Directly to the front of the property is a concrete off-road parking space.

## VESTIBULE

The property is entered through an opaque timber-panelled front door opening into the vestibule, which features a radiator, woodgrain-effect laminate flooring and an opaque glazed internal door leading into the living room.



## KITCHEN/DINER

12'5" x 10'8"

Fitted with woodgrain-effect laminate flooring, an understairs storage cupboard with lighting, fitted base units and shelving, and a stainless steel range-style cooker with extractor hood above. Additional features include a radiator, recessed ceiling downlights and a window



## UTILITY ROOM

9'4" x 5'8"

Formerly the kitchen, the utility room is fitted with wall and base units complemented by woodgrain-effect work surfaces incorporating a stainless steel single-drainer sink unit with mixer tap and plumbing beneath for a washing machine. The floor is laid with ceramic tiling, whilst the walls are partially tiled. Additional features include a radiator, side elevation window and opaque glazed rear access door. A further door opens into the bathroom.



## BEDROOM ONE

A spacious double bedroom featuring a radiator and a window overlooking the front elevation, providing ample natural light.



## BEDROOM TWO

A further well-proportioned double bedroom with a radiator and a window facing the rear elevation.



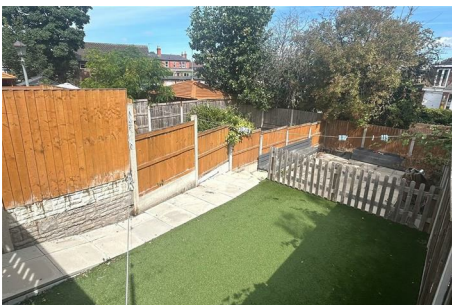
## REAR GARDEN

The rear garden is arranged over three tiered sections.

The upper tier is predominantly paved with timber fencing and provides access to the outside bar, measuring 8'5" x 5'10", which benefits from power and lighting supplied via a separate consumer unit and is accessed through double doors.

Steps descend to the middle tier, which is designed for low maintenance and laid with artificial lawn, enclosed by timber fence panels to either side.

Further paved steps lead down to the lower tier, which offers a paved seating area with fitted seating, again enclosed by timber fencing.



## COURTYARD

Directly to the rear of the property is a predominantly concrete courtyard with gravelled garden area, outside water supply and fitted timber shed. A timber gate opens onto a shared walkway, beyond which lies the property's rear garden.



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## 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.

## Viewings (Wrexham)

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

## 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

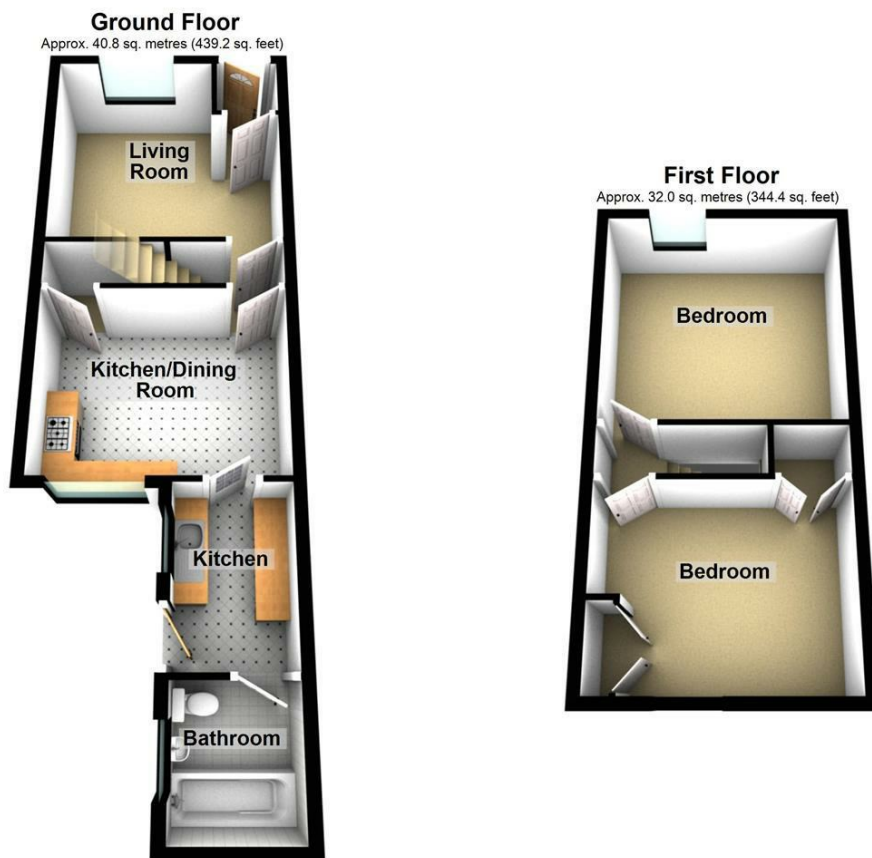
time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 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.

## Services (Wrexham)

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



Total area: approx. 72.8 sq. metres (783.7 sq. feet)

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