

Town & Country

Estate & Letting Agents

Holt Terrace, Vicarage Lane, Gresford

£195,000

No onward chain



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.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

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.

DESCRIPTION

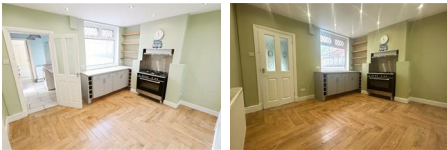
A well-presented two-bedroom property situated in a highly desirable village location, benefiting from off-road parking, a tiered rear garden with outside bar, UPVC double glazing and gas central heating, all within easy reach of Wrexham and Chester.

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 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.



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.



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.



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.



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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases,

service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

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The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

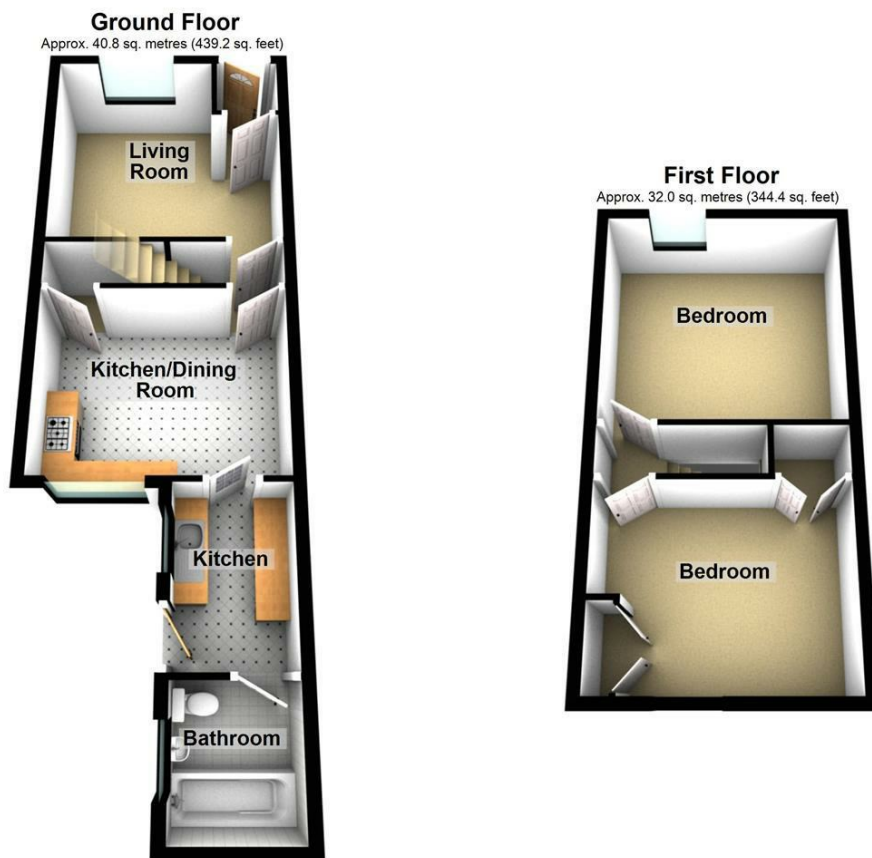
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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales	EU Directive 2002/91/EC	