Town & Country

Estate & Letting Agents

Clapper Lane, Gresford, Wrexham

£289,950









Occupying a sought-after position within the highly regarded village of Gresford and enjoying attractive views across open fields to the front and towards the hills beyond, this three-bedroom semi-detached home is offered for sale with the benefit of no onward chain. The property is conveniently located within walking distance of the renowned Gresford Church, All Saints Primary School, local sports and playing fields, and a wide range of village amenities and recreational facilities. Benefiting from UPVC double glazing and gas central heating throughout, the accommodation briefly comprises an entrance hall, dining room with bay window and feature fireplace, living room with French doors opening to the conservatory, kitchen with open access to the utility room, cloakroom WC, first-floor landing, three bedrooms and a shower room. Externally, the property offers ample off-road parking to the front, side access via a timber gate, and a generous rear garden incorporating a paved patio, lawn, shrub borders, vegetable-growing area, raised planters, greenhouse and timber shed. An excellent opportunity to acquire a well-positioned family home in one of the area's most desirable villages.

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DESCRIPTION

Located in the sought-after village of Gresford, this three-bedroom semi-detached home enjoys attractive views over open fields and distant hills and is offered with no onward chain. Within walking distance of Gresford Church, All Saints Primary School, sports fields and village amenities, the property benefits from UPVC double glazing and gas central heating. The accommodation includes an entrance hall, dining room, living room, conservatory, kitchen, utility room, cloakroom WC, three bedrooms and a shower room. Outside, there is ample off-road parking and a generous rear garden with patio, lawn, vegetable area, greenhouse and shed. A fantastic opportunity to purchase a family home in one of the area's most desirable villages.



LOCATION

Gresford is a highly sought-after village located just a few miles north of Wrexham, offering the perfect balance of rural charm and modern convenience. Known for its picturesque setting, historic church, and strong sense of community, Gresford provides a peaceful lifestyle with easy access to a range of amenities. The village boasts local shops, a post office, pubs, a well-regarded primary school, and excellent transport links—including quick access to the A483 for commuting to Chester, Wrexham, and beyond. Surrounded by scenic countryside and within close proximity to walking trails and parks, Gresford is an ideal location for families and professionals alike seeking a well-connected yet tranquil place to call home.



ENTRANCE HALL

An opaque UPVC double-glazed front door opens into the entrance hall, featuring a radiator, decorative wall panelling, and stairs rising to the first-floor accommodation. There is also an understairs storage cupboard. Doors lead to the dining room, living room, and kitchen.



LIVING ROOM

11'2 x 11'8

Featuring a coal-effect wall-mounted gas fire, radiator, and UPVC double-glazed French doors opening into the conservatory.



DINING ROOM

12'3 x 11'8

A well-proportioned reception room with a bay window to the front elevation, radiator, and an attractive ceramic-tiled Adam-style fireplace with integrated mantel mirror.



CONSERVATORY

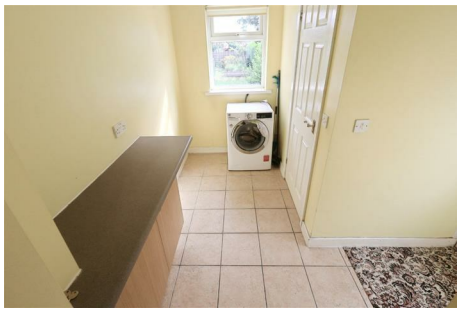
14'3 x 7'6



KITCHEN

8'6 x 6'3

Fitted with a range of light woodgrain-effect wall, base and drawer units complemented by stainless steel handles and work surfaces. The kitchen incorporates a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashbacks. Integrated appliances include a double oven, hob and extractor hood. The floor is partially tiled, there is a window to the side elevation, and an open archway leads through to the utility room.



UTILITY ROOM

9'5 x 7'6

With a continuation of the tiled flooring from the kitchen, the utility room is fitted with a base unit and work surface, together with space and plumbing for a washing machine. There is a radiator, a window overlooking the rear garden, and an opaque UPVC double-glazed door providing access to the side of the property. A door leads to the cloakroom WC.

CLOAKROOM WC

Fitted with a low-level WC and corner wash hand basin. Additional features include a radiator, ceramic tiled flooring, an extractor fan, and an opaque window to the side elevation.



FIRST FLOOR LANDING

7'2 x 9

With a window to the side elevation, loft access, and doors leading to the shower room and all three bedrooms.



BEDROOM ONE

11'8 x 10'7

A spacious principal bedroom with a window to the rear elevation, features include a radiator and decorative cast-iron fireplace.

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BEDROOM TWO

11'7 x 11'1

With a cast-iron ornamental fireplace, radiator, airing cupboard, and a window to the front elevation enjoying attractive views across open fields and towards the surrounding hills.



BEDROOM THREE

7'2 x 6'4

Having a window to the front elevation and a radiator.



SHOWER ROOM

7'2 x 5'1

Formerly a bathroom, now refitted with a large shower enclosure incorporating an electric shower. The suite also includes a low-level WC and pedestal wash hand basin. The floor is ceramic tiled, the walls are partially tiled, and there are two opaque windows to the rear elevation.



EXTERNALLY

The property benefits from ample off-road parking for several vehicles, an external light, and a storm porch positioned at the main entrance. A timber gate to the right-hand side provides access to the rear garden via a pathway running alongside the property. The generous rear garden benefits from side access, an external water supply and lighting. Immediately to the rear is a paved patio area leading onto a lawned garden with established shrub borders. To the far end of the garden are raised planters, a greenhouse and a timber shed. The garden is enclosed by a combination of timber fencing and mature hedging.







Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Freehold
Council Tax Band - D (£2193 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.

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.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

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.

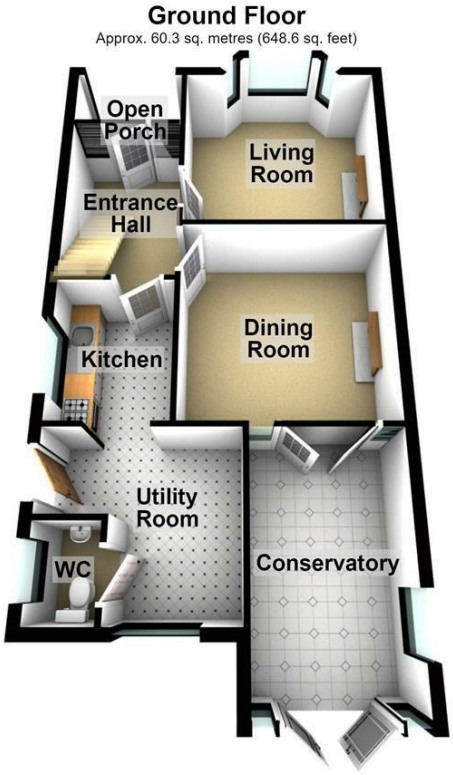
Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must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

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

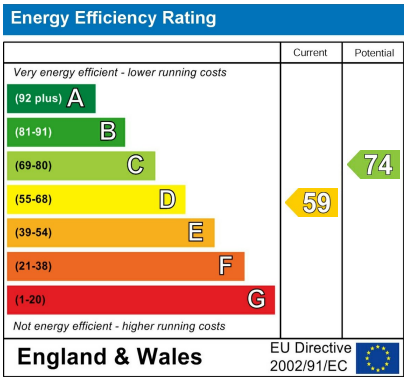
Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider

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