



Achill

Wrexham | | LL12 8RG

Offers In The Region Of £265,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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A charming Grade II listed 3 bedroom semi-detached property situated in a pleasant location within the desirable village of Gresford. This excellent characterful property does require some internal modernisation but has wonderful potential offering 3 bedrooms, lounge dining area and an oversized garage and must be viewed to be appreciated. The popular village of Gresford offers a wealth of local amenities including various shops, good primary school, idyllic duck pond and has excellent access to Wrexham and Chester either via car or via the frequent bus service. In brief the property comprises of; kitchen and lounge/dining room to the ground floor and 3 bedrooms and shower room to the first floor.

- A charming grade II listed 3 bedroom semi-detached property
- Potential to modernise
- Off road parking
- Oversized garage
- Desirable village location
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



Kitchen

11'9" x 9'3" (3.60m x 2.84m)

Fitted with matching wall, drawer and base units, working surface with inset circular sink and drainer, built in electric oven, 4 ring gas hob, part tiled walls, tiled flooring, built in breakfast bar, window to the rear with secondary glazing, door to a storage cupboard housing the wall mounted gas combination boiler, door off to the rear garden, bespoke timber door into the lounge/dining room.

Lounge

25'9" max x 16'1" max (7.87m max x 4.92m max)

With wood block effect flooring, 3 windows with secondary glazing to the front, stairs off to the first floor, door off to the side of the property.

First Floor Landing

With wood effect flooring, window off to the side, access to the loft space.

Bedroom 1

13'1" x 8'10" (3.99m x 2.70m)

With 2 windows to the front with secondary glazing, carpeted flooring, fitted wardrobes.

Bedroom 2

12'11" x 7'4" (3.96m x 2.26m)

With a window to the rear with secondary glazing, carpeted flooring, fitted wardrobes.

Bedroom 3

10'3" x 7'6" (3.14m x 2.29m)

With a window to the rear with secondary glazing, carpeted flooring.

Shower Room

7'3" x 8'8" (2.22m x 2.66m)

Fitted with a white suite comprising of a low level w.c, wash hand basin with vanity unit under, shower cubicle with dual shower head, built in units, non slip flooring, window to the side, part tiled walls.

Outside

To the front is a lawned garden and timber gate opening to a gravelled driveway extending to the rear garden to the oversized garage. The rear garden is enclosed with a paved patio to the side and an artificial lawned garden.

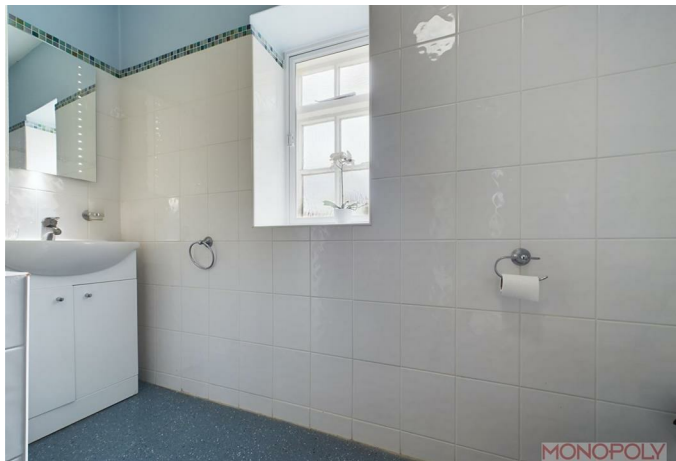
Important Information

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

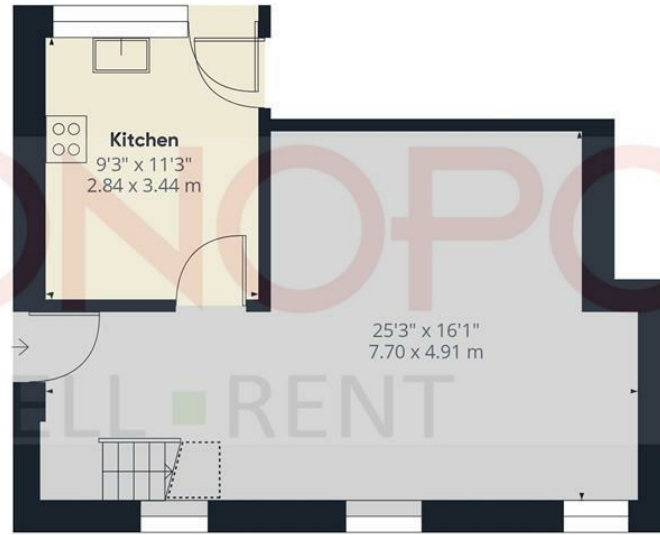
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents



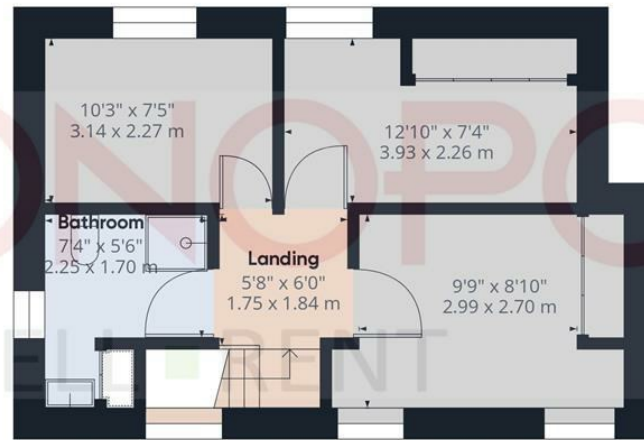




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

791.1 ft²
 73.5 m²

Reduced headroom

11.96 ft²
 1.11 m²

(1) Excluding balconies and terraces.

Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

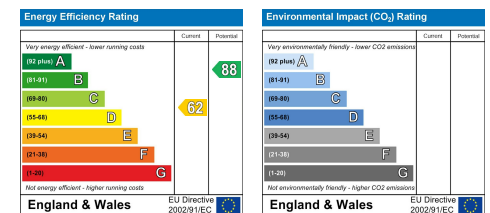
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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