



Newtown, Gresford LL12 8NN

£235,000

Welcome to this spacious four bedroom semi-detached house located in the sought after village of Gresford, Wrexham. The property boasts two spacious reception rooms and a kitchen/diner, perfect for entertaining guests or simply relaxing with your loved ones. With four well proportioned bedrooms there's plenty of space for the whole family to unwind and make this house a home. The property spans across 1,387 sq ft, offering ample room for all your needs and desires. Whether you're looking to host gatherings or enjoy peaceful evenings, this house provides the ideal backdrop for creating lasting memories. The property is within easy walking distance of the local parade of shops, public house, local primary school and Maes Y Pant woodland walking trails. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483.

- A SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE
- TWO RECEPTION ROOMS
- UTILITY & DOWNSTAIRS WC
- WET ROOM STYLE BATHROOM
- SOUGHT AFTER VILLAGE LOCATION
- POTENTIAL FOR IMPROVEMENT
- KITCHEN/DINER
- MAIN BEDROOM WITH EN SUITE
- ATTRACTIVE ENCLOSED REAR GARDEN
- NO CHAIN!



Entrance Hall

Upvc entrance door, carpet, stairs to first floor, doors to two reception rooms and kitchen.

Family Room

Carpet, bay window to front, tiled fireplace.

Living Room

Window to front, gas fire, patio doors to rear, carpet.

Kitchen/Diner

A fitted timber fronted range of wall and base units, complementary worktops, composite sink drainer, electric hob oven and grill, tiled splashback, tiled floor, recently installed upvc window to rear, timber framed window to side, external door to side, door to utility.

Utility

Tiled floor, wall mounted ideal gas boiler, door to wc, extractor.

WC

With toilet, sink, window to side, tiled floor, extractor.

First Floor Landing

Carpet, doors to four bedrooms and bathroom, attic hatch.

Bedroom One

Windows to rear and side, door to en suite, built in wardrobe.

En Suite

Shower enclosure, wc, sink, part tiled walls, window to side.

Bedroom Two

Carpet, window to front, built in wardrobes.

Bedroom Three

Carpet, window to rear, built in wardrobes.

Bedroom Four

Carpet, window to front.

Bathroom

Wet room style bathroom with walk in shower area, electric shower over, tiled splashback, panel bath, wc, hand wash basin, two windows to side, non slip vinyl flooring.

Outside

Front garden with lawn, planted borders, gate and path to entrance door.

Attractive enclosed rear garden with paving adjacent house, gate to front, lawn, mature planting, path to rear with further paving. Paved patio adjacent patio doors from living room.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

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 details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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