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Gresford | Wrexham | LL12 8YL

Offers In The Region Of £450,000

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Welcome to this charming detached house with huge potential located on Hillock Lane in the high desirable village of Gresford, Wrexham. Planning permission is granted on the property for a single storey front, side and rear extension under application reference: P/2023/0244. The current property configuration boasts three spacious reception rooms, entrance hall and kitchen perfect for entertaining guests or simply relaxing with your family. With three bedrooms and a study/bedroom four, there is ample space for everyone to enjoy their own private sanctuary. The house also features a spacious bathroom and downstairs WC. Spanning across 1,633 square feet, this property offers plenty of room for you to create the home of your dreams. Additionally, the parking area and garage accommodates three/four vehicles, making it ideal for families with multiple cars or guests visiting. Nestled in a tranquil neighbourhood, this house provides a peaceful retreat from the hustle and bustle of everyday life. The surrounding area offers a blend of natural beauty and modern amenities, creating the perfect balance for a relaxed lifestyle. Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and take the first step towards living in this wonderful abode on Hillock Lane.

- A THREE/FOUR BEDROOM DETACHED HOUSE
- GENEROUS PLOT
- HUGE POTENTIAL FOR DEVELOPMENT
- PLANNING PERMISSION GRANTED REF P/2023/0244
- SPACIOUS DOUBLE ASPECT LOUNGE
- DINING ROOM OPEN PLAN INTO A SITTING ROOM
- GARAGE WITH UTILITY AREA
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED!



Location

Situated between the popular villages of Gresford and Marford, both offering a good range of local amenities whilst Chester and Wrexham provide a more comprehensive offering. Both Chester and Wrexham Business Parks are within a short drive. Local recreational facilities include sailing at Gresford Sailing Club, local cricket and football clubs, golf at Wrexham Golf Club and some wonderful walks and mountain biking at Maes-Y-Pant Nature Reserve. The area is well served by state schools including the Rofft and Gresford All Saints Primary Schools, both within a short distance, and Darland High School in Rossett. Outstanding independent schools include King's and Queen's School, Chester. The property is well placed for commuting to the commercial centres of the north west via the A483 running north to south and the A55, North Wales Expressway accessing the North Wales coastline and the M6, M53 and M56 motorway networks. Chester Station offers a direct service to London, Euston within 2 hours.

Porch

Tiled floor, composite entrance door, glazing to side, door to hall.

WC

Modern Cloakroom with wc, hand wash basin in vanity, tiled walls and floor, chrome towel rail, feature window to front.

Lounge

Carpet, electric fire with brick surrounds, window to front, sliding glazed doors opening to the rear garden.

Dining Room

Carpet, open plan to sitting room.

Sitting Room

Carpet, windows to both sides, double doors opening to gardens.

Kitchen

A range of base units, complementary worktops, 1 1/2 stainless sink/drainers, window to rear and side, 4 ring gas hob, oven, grill, tiled flooring, serving hatch to dining room, open plan to dining area.

Utility

Composite external door to side, shelving, space for fridge/freezer and dishwasher.

First floor landing.

Carpet, doors to three bedrooms, study and bathroom, attic hatch.

Bedroom One

Carpet, window to front, two built in cupboards.

Bedroom Two

Carpet, window to front, fitted wardrobes.

Bedroom Three

Carpet, window to rear.

Study/Bedroom Four

Carpet, window to rear.

Bathroom

Generously sized bathroom with walk in shower, bathtub, wc, hand wash basin, built in cupboard, vinyl flooring, spotlights, window to rear.

Garage

Up and over door, pedestrian door to rear, power, lighting, utility area to rear with space and plumbing for white goods, wall mounted gas boiler.

Outside

Well set back from Hillock Lane with double gates





opening to a pattern concrete drive leading to the garage, lawn, mature trees and shrubs to both sides, gated passageway to rear garden.

Concrete hardstanding to rear of garage, timber archway to lawned garden, mature planting, pattern concrete patio gate to side access.

Planning

Planning permission is granted on the property for a single storey front, side and rear extension under application reference: P/2023/0244

IMPORTANT INFORMATION

*Material Information interactive report link below and available in video tour and brochure sections. *

https://sprift.com/dashboard/property-report/?access_report_id=3659488

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





Approximate total area⁽¹⁾
1633.53 ft²
151.76 m²

Reduced headroom
5.49 ft²
0.51 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.

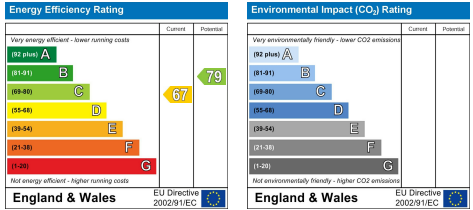
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