



I Lakeside Close

Wrexham || LL12 8PG

£450,000

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"VIEWING IS HIGHLY RECOMMENDED"

To appreciate the Accommodation on offer a viewing is a must. The property has been maintained to a very high standard by the current owners and is BEAUTIFULLY PRESENTED.

Situated in a small private, cul-de-sac development in a Stunning location with Fabulous elevated views over to the Gresford Lake, this property ticks a lot of boxes and is Extremely SPACIOUS.

The property itself benefits from gas central heating, UPVC double glazing, Superb location and extensive off road parking leading to garage with electric door. The Accommodation comprises of an Entrance Hall, Cloakroom WC, Large Kitchen/Breakfast Room, Dining/ Family room, and Lounge with a built-in media wall, to the ground floor and on the First floor, Main Bedroom with En-Suite shower room, Three further double Bedrooms and the family bathroom. There is also an outside Utility room.

Outside to the front of the property is a large Block paved driveway with off-road parking for several vehicles and which also leads to the single garage with an electric door.

The SOUGHT AFTER and Charming village of Gresford offers a wealth of local amenities including various shops, primary school and has excellent access to Wrexham and Chester whether it be by car or bus.

- FOUR BEDROOM
- DETACHED HOUSE
- SOUGHT AFTER LOCATION
- EN-SUITE SHOWER ROOM
- TWO RECEPTION ROOMS
- GARAGE
- EXTENSIVE OFF ROAD PARKING
- VIEWS OVER GRESFORD LAKE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a UPVC Double glazed front door, which leads to the entrance hallway.

ENTRANCE HALLWAY

Spacious hallway with storage cupboard, laminate flooring, radiator, staircase rising off to the first floor accommodation, door into the kitchen.

DOWNSTAIRS CLOAKROOM W.C.

Comprising of a low level w.c. set in a vanity unit, wash hand basin with brick style tiled splashbacks, laminate flooring, UPVC Double glazed and frosted window to the front, radiator.

KITCHEN

15'9" x 15'4" (4.809m x 4.682m)

Beautifully presented modern kitchen comprising of an Extensive range of Very attractive grey shaker style wall base and drawer cupboards with complementary worktop surfaces which incorporate, a built in five ring gas hob with extractor hood above, double electric stainless steel twin ovens, ceramic one and a half bowl sink unit with mixer tap and tiled splashback's, Integral dishwasher, Integral fridge, built in washing machine, UPVC Double glazed window to the rear, UPVC Double glazed and frosted door to the side, laminate flooring, spotlights to the ceiling, modern vertical radiator, storage cupboard and an open walk through to the dining/family room.

DINING/ FAMILY ROOM

11'10" x 10'8" (3.607m x 3.265m)

With UPVC Double glazed French style doors with matching side windows opening to the rear garden, laminate flooring, spotlights to the ceiling, radiator, double doors leading into the Lounge.

LOUNGE

17'11" x 12'1" (5.478m x 3.701m)

Light and Spacious room with UPVC Double glazed window to the front, radiator, Integral feature electric log fire inset, double doors leading into the dining room/family room.

OUTSIDE UTILITY ROOM

15'2" x 6'5" (4.637m x 1.958m)

With UPVC Double glazed frosted doors to the front and rear, worktop areas with cupboards beneath.

FIRST FLOOR LANDING

UPVC Double glazed and frosted window to the side, doors off to the bedrooms, access to the loft space, airing cupboard. door to bathroom.

MAIN BEDROOM

13'0" x 11'5" (3.963m x 3.485m)

With UPVC Double glazed window to the rear with radiator beneath, built in wardrobes and drawer units, door to the en-suite shower room.

EN-SUITE SHOWER ROOM

Comprising of a shower cubicle, fully tiled, tiled floor, extractor fan.

BEDROOM TWO

11'5" x 9'11" (3.496m x 3.023m)

With UPVC Double glazed window to the front with radiator beneath, built in wardrobes with mirrored frontage.

BEDROOM THREE

12'6" x 10'0" (3.821m x 3.053m)

UPVC Double glazed window to the rear with radiator beneath, built in wardrobes.

BEDROOM FOUR

14'8" x 8'8" (4.480m x 2.651m)

UPVC Double glazed window to the front, built in wardrobes, UPVC Double glazed frosted window to the side, radiator.

FAMILY BATHROOM

Beautifully presented modern bathroom suite, comprising of a tiled enclosed bath with rainforest shower head above, wash hand basin and low level w.c., set in a vanity unit, UPVC Double glazed and frosted window to the front, Chrome ladder style radiator/ towel rail, fully tiled walls.





OUTSIDE TO THE FRONT

Approached by a large block paved driveway which leads to single integral garage with a electric door. Gated side access leads along the side of the property tot he rear which is again block paved.

OUTSIDE TO THE REAR

The garden to the rear has been block paved for easy maintenance and makes an ideal area for Alfresco dining and entertaining, with a lovely raised seated area with Pergola. The boundary lines have raised borders housing an array of flora.

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 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 PETE on 07907 419605 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

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.

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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 1651.83 ft²
 153.46 m²
 Reduced headroom
 3.44 ft²
 0.32 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

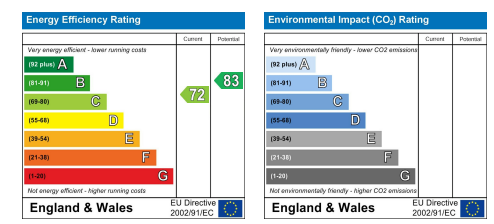
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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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