



Top House

Wrexham | | LL12 8TB

£425,000

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**** OUTSTANDING VIEWS TOWARDS CHESHIRE***** A beautifully presented and characterful 4 bedroom, 2 bathroom family home located in the desirable village of Marford. This quite unique property offers well appointed accommodation throughout with an eclectic mix of original features and modern fittings all of which can only truly be appreciated when viewing the property. Top House is situated just off Marford Hill and sits within a generous plot with the main gardens being elevated in order to enjoy the stunning views towards Cheshire. The desirable village of Marford benefits from numerous local amenities close to hand as well as in the neighbouring villages of Gresford and Rossett to include, various shops, nice pubs/restaurants, good primary schools and excellent access to both Chester and Wrexham either via car or the frequent bus service. In brief the property comprises of; lounge/dining room, kitchen/breakfast room, utility room and downstairs w.c to the ground floor and 4 double bedrooms, en suite and a Jack and Jill family bathroom to the first floor.

- A beautifully presented 4 bedroom, 2 bathroom family home
- Generous elevated gardens with stunning far reaching views towards Cheshire
- 4 Double bedrooms
- En-suite and Jack and Jill family bathroom
- Desirable village location
- Charming original features
- MUST BE VIEWED TO BE APPRECIATED



Lounge/Dining room

29'5" x 14'4" max (8.98m x 4.39m max)

A spacious and beautifully presented room being versatile in it's use with the lounge area having french doors off to the garden, stairs off to the first floor and door to an under stairs storage cupboard, The dining area has a feature brick fireplace with timber bressumer and tiled hearth, carpeted flooring.

Kitchen/Breakfast room

29'5" x 12'4" (8.98m x 3.76m)

A large and superbly appointed kitchen/breakfast room with the kitchen fitted with a comprehensive range of attractive wall, drawer and base units, wood effect work surfaces with inset 1 1/4 stainless steel sink and drainer with 'pull out' mixer tap over, built in electric oven and grill, integrated fridge/freezer and dishwasher, brick fire recess, 4 ring electric hob, extractor fan, 2 double glazed windows, part tiled walls, tiled flooring. The breakfast room area has continuation of the tiled flooring and french doors off to the garden.

Utility Room

6'1" x 4'7" (1.86m x 1.42m)

With work surface, plumbing for a washing machine, space for a dryer, wall mounted gas boiler, tiled flooring, part tiled walls.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, double glazed window, tiled flooring.

First Floor Landing

With carpeted flooring, doors into the 4 bedrooms and Jack and Jill bathroom.

Bedroom 1

12'5" x 11'0" (3.81m x 3.36m)

A stylishly presented bedroom with a double glazed

window to the rear, airing cupboard housing the hot water tank carpeted flooring, feature velux window, door to the en-suite.

En-suite

Fitted with a low level w.c, pedestal wash hand basin, shower, fully tiled walls, tiled flooring.

Bedroom 2

12'5" x 12'4" (3.81m x 3.76m)

With a double glazed window to the rear, carpeted flooring, door to the Jack and Jill en-suite bathroom.

Bedroom 3

12'3" x 11'6" (3.75m x 3.53m)

A good size bedroom with nice high ceilings with 2 velux windows, carpeted flooring, door into bedroom 4.

Bedroom 4

11'6" x 10'0" (3.52m x 3.05m)

A well presented double bedroom with a double glazed window to the rear with fantastic far reaching views towards Cheshire, carpeted flooring, door into bedroom 3.

Jack & Jill Bathroom

8'7" max x 9'0" max (2.63m max x 2.75m max)

Accessed of the landing and bedroom 2 and fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, jacuzzi bath, separate shower cubicle, part tiled walls, tiled flooring, double glazed window offering far reaching views.

Outside

The property can be accessed 2 ways from Marford Hill, one way via Marford Heights where it can be found to the rear of that estate or via Beech lane itself. As most of the houses down Beech lane Top House owns the part of the driveway that runs adjacent to the property and it's land (This can be





seen clearer on the outlined land registry plan added to the photos). The rear garden adjacent to the rear of the property has a brick paved patio and artificial lawned garden with steps leading up to the main garden which is a real feature of this house being exceptionally generous with the most commanding, beautiful views over towards Beeston castle and the Peckforton hills. The garden itself is predominantly lawned with woods to the rear of the garden which are part of Marford Quarry, a nature reserve with popular walking trails, accessible from the garden of Top House.

There is also an area to the ground level of currently un-landscaped land which the current owners added to the original title and has excellent potential to further develop.

Parking

There are areas to the front of the property and to the side of the garden allowing for off road parking for multiple cars.

Additional Information

The properties heating source is mains gas which was converted from LPG by the current owners. They also acquired additional land, enabling the property to benefit from;

- o New access up Marford Heights (Official Right of way to public highway).
- o Additional parking and ground level amenity space
- o Space for a large ground-level shed
- o Potential for an extension (subject to necessary planning consents)

Key property facts

The key material information for Top House can be seen via the web links from which ever property portal the property is viewed.

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.



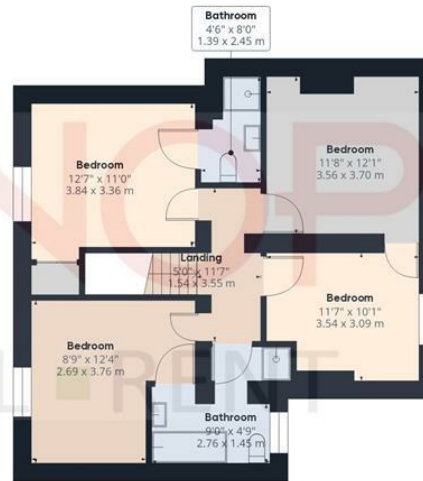




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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1390.16 ft²
129.15 m²

(1) Excluding balconies and terraces

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.

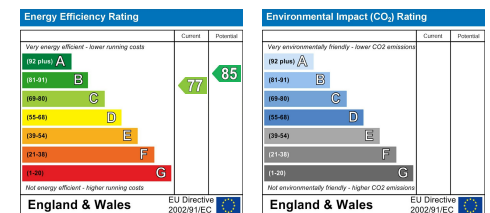
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