



Chester Road, Wrexham LL12 0DN

£250,000

A charming and extended 2 bedroom terrace cottage located in the desirable village of Lavister. This excellent property offers well presented living accommodation to include 2 double bedrooms, well appointed kitchen/dining room and bathroom and a good size, well maintained garden to the rear, all of which can only be appreciated when viewing the property. The village of Lavister sits in between the village of Rossett and Pulford and has excellent access to both Chester and Wrexham either by car or the frequent bus service. In brief the property comprises of; hallway, lounge, kitchen/dining room, inner hall and w.c/utility to the ground floor and 2 bedrooms and bathroom to the first floor.

- A charming 2 bedroom terraced cottage
- 2 Double bedrooms
- Good size rear garden
- Extended to the rear to produce a superb kitchen/dining room
- 4 Piece bathroom suite
- Desirable village location



Hallway

With stairs off to the first floor, tiled flooring, door to an under stairs storage cupboard.

Lounge

5.68m x 3.65m (18'7" x 11'11")

A charming, well presented room with a feature gas log burner effect fire with tiled hearth and thick timber mantel, 2 double glazed windows, wood effect flooring, beamed ceiling, opening into the kitchen/dining room.

Kitchen/Dining Room

6.67m x 2.84m (21'10" x 9'3")

An extension to the original property producing a fantastic, well appointed kitchen/dining room fitted with 2 tone gloss wall, drawer and base units, solid wood work surfaces with inset stainless steel sink and drainer, 'Rangemaster' cooker with electric double oven and 5 ring gas hob with glass splash back and cooker hood over, integrated dishwasher and fridge/freezer, tiled flooring, double glazed window, french doors off to the rear garden.

Inner Hallway

With tiled flooring, oak door into the cloakroom/utility room

Cloakroom/utility

Fitted with a low level w.c, pedestal wash hand basin, plumbing for a washing machine, wall mounted gas combination boiler, tiled flooring.

First Floor Landing

With carpeted flooring, double glazed window to the front.

Bedroom 1

3.64m x 3.17m max (11'11" x 10'4" max)

A well presented bedroom with a double glazed window to the rear, carpeted flooring, fitted wardrobes with sliding mirrored doors.

Bedroom 2

3.66m x 2.51m (12'0" x 8'2")

A double bedroom with a double glazed window to the front, carpeted flooring, fitted wardrobes with sliding mirrored doors.

Bathroom

2.62m x 2.34m (8'7" x 7'8")

Well appointed with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, bath with shower head attachment, separate shower cubicle with dual shower heads, fully tiled walls, 2 double glazed windows, tiled flooring.

Rear Garden

To the rear is a good size, well maintained garden with a stone paved patio with steps up to a lawned garden with 2 further patio seating areas to the foot of the garden. There is also access to a brick outside store and timber shed. There is also gated access for the neighbouring properties for taking out of the waste bins.

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 01978 800186 to find out more.

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

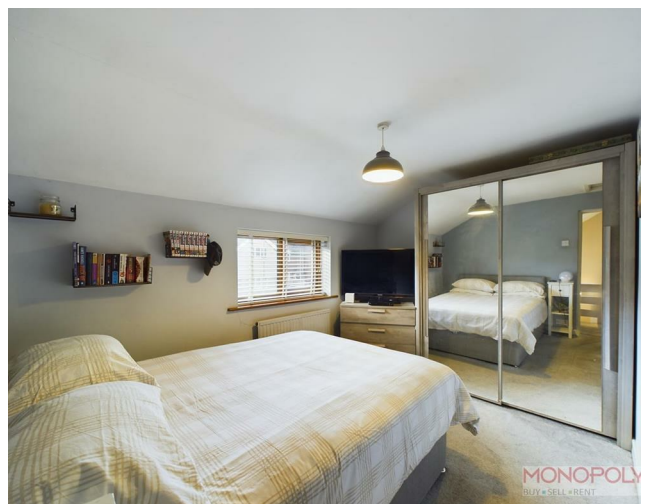
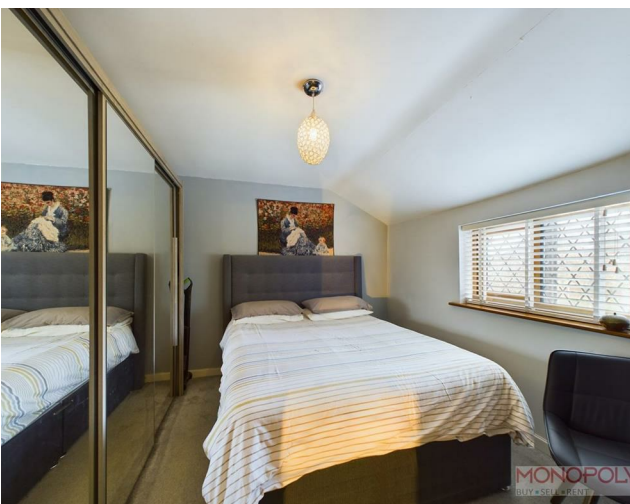
Your home maybe repossessed if you do not keep up repayments on your mortgage

Key Property Facts

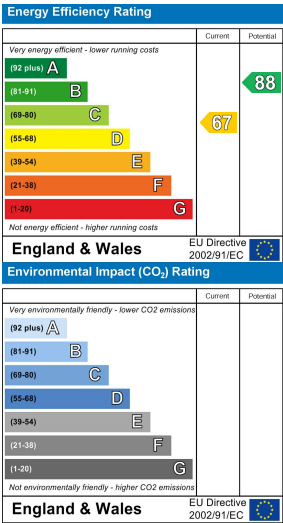
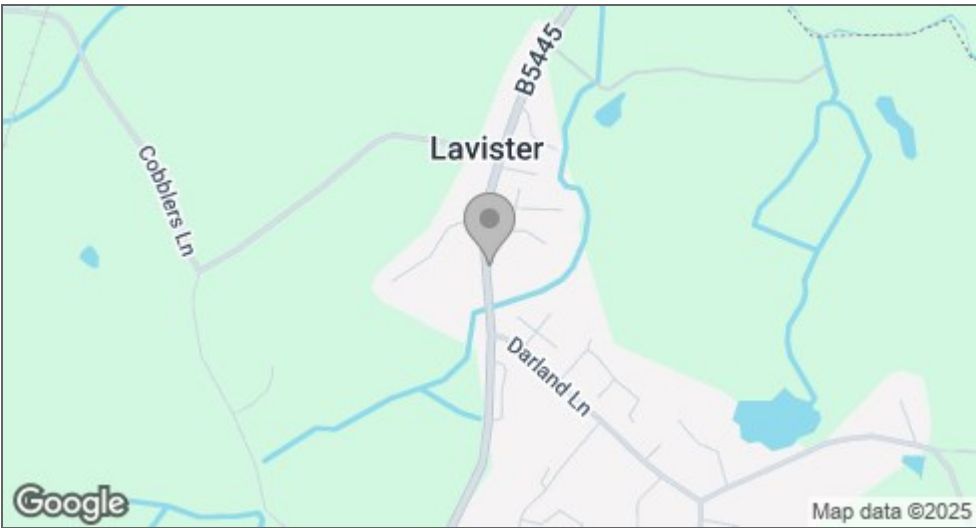
The key material information can be seen via the web links from which ever property portal the property is viewed.











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