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Gresford | Wrexham | LL12 8NL

£350,000

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Nestled in the sought after village of Gresford, Wrexham, this delightful detached house at Orchard View offers a perfect blend of comfort and convenience. Spanning an impressive 1,119 square feet, this extended property boasts three well-proportioned reception rooms plus a kitchen/breakfast room, providing ample space for both relaxation and entertaining. The home features three inviting bedrooms, ideal for families or those seeking extra space for guests or a home office. The stunning bathroom is thoughtfully designed, catering to the needs of modern living. The property combines contemporary design with a homely feel. One of the standout features of this residence is the generous parking space, accommodating up to three vehicles on the front drive and in a single garage, which is a rare find in many areas. To the rear is an attractive enclosed garden. The surrounding neighbourhood is known for its friendly community atmosphere and convenient access to local amenities, schools, and transport links. Whether you are looking to start a new chapter in your life or seeking a peaceful retreat, this property offers the perfect setting.

- THREE BEDROOM EXTENDED DETACHED HOUSE
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- UTILITY & DOWNSTAIRS WC
- STUNNING MODERN BATHROOM
- ATTRACTIVE WELL MAINTAINED REAR GARDEN
- OFF ROAD PARKING
- SINGLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION



Location

Located within the highly sought after village of Gresford enjoying excellent access to the major towns and cities of North Wales and the North West. The village offers a good range of convenience facilities including shops, pubs and restaurants. Both primary and secondary schools are nearby and there is a frequent bus service that runs through the village to both Wrexham and Chester. The village has a good community with sports facilities including cricket, tennis and football. There are good road links to Wrexham and Chester which allows for daily commuting to the major commercial and industrial centres of the region.

Entrance Hall

Doors to wc and lounge, upvc front door, carpet.

WC

3'10" x 4'10" (1.18 x 1.49)

Hand wash basin set in a vanity unit, wc, tiled floor, window to front.

Lounge

12'9" x 14'6" (3.90 x 4.44)

Beautifully appointed with a "Michael Miller" gas living flame remote controlled fire set on a Portuguese limestone hearth with matching surround, carpet, window to front, door to dining room, stairs rising to first floor.

Dining Room

11'1" x 9'11" (3.38 x 3.04)

Carpet, French style doors to rear, doors to kitchen and home office/family room.

Home Office / Family Room

14'2" x 9'2" (4.34 x 2.81)

A versatile space suitable for a range of potential uses with carpet, window to front and French doors to rear garden.

Kitchen/Breakfast Room

10'1" x 15'11" (3.08 x 4.87)

With a range of fitted wall and base units, complementary worktops, inset stainless steel sink with mixer tap, space for range cooker, extractor over, tiled splash back, integrated dishwasher and fridge, breakfast bar, tiled floor, window to side, French style doors to rear garden, spotlights.

Utility

8'4" x 6'4" (2.55 x 1.94)

Upvc external door to side, tiled floor, base unit with shelves and worktop over, space for fridge/freezer, alarm panel, a further base unit with space under for a washing machine, complementary worktop, inset stainless steel sink/drainer with mixer tap, tiled splash back.

First Floor Landing

Carpet, window to side, airing cupboard with radiator and Worcester Bosch gas combi boiler, attic hatch with drop-down loft ladder and partial boarding in the attic.

Bedroom One

9'6" x 14'6" (2.91 x 4.44)

A spacious double bedroom with carpet and window to front.

Bedroom Two

9'7" x 10'10" (2.94 x 3.32)

Carpet, window to front, fitted wardrobes with mirrored sliding doors.

Bedroom Three

13'0" x 7'0" (3.97 x 2.15)

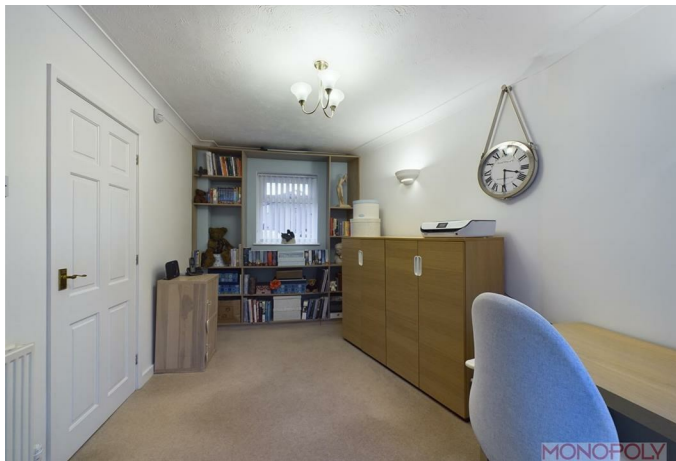
Carpet, window to rear, generous built in cupboard.

Bathroom

8'4" x 6'11" (2.55 x 2.13)

A stunning bathroom fitted only 2 years ago





comprising a panel bath with chrome taps and hand hold shower attachment, hand wash basin set in a three drawer vanity unit, bathroom cabinet above with heated mirror and lighting, wc, corner shower enclosure with chrome thermostatic rain fall effect shower over, plus hand hold shower, tiled walls and floor, window to rear, spotlights, extractor, electric heated towel rail.

Garage

8'3" x 17'10" (2.54 x 5.46)

Up and over vehicle door to front, pedestrian door to side, power and lighting.

Outside

Front drive, slate to sides, path to front door, gate to rear.

Side access with outdoor tap, lighting, doors to garage and utility, path to rear garden.

Rear garden - with patio adjacent to the house, steps up to lawn, planted borders, timber covered garden seating area.

Additional Information

Hive heating control, Worcester gas combi boiler regularly serviced, upvc double glazed windows, alarm system.

Important Information

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

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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







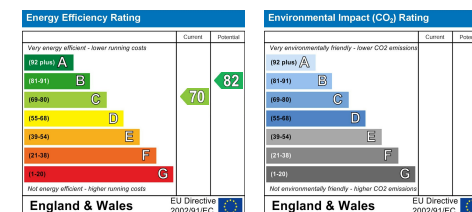


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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