



I Holt Terrace

Gresford | Wrexham | LL12 8UP

Offers In The Region Of £250,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

I Holt Terrace

Gresford | Wrexham | LL12 8UP

NO CHAIN! A fantastic opportunity to purchase an extended three bedroom end of terrace property situated in the popular village of Gresford. The spacious and well presented internal accommodation comprises an entrance porch, lounge with wood burning stove, dining room also featuring a wood burner, stylish kitchen, utility/rear porch, down stairs bathroom. To the first floor is a main bedroom with fitted wardrobes, a walk through room currently used as a play room/study, a rear bedroom with balcony, shower room and stairs to a second floor attic conversion bedroom. Externally there is a brick paved front yard, a tarmac drive to the side of the house leads to an off road parking area for two cars. The property is within walking distance of the local parade of shops, public house, local primary school and Maes Y Pant woodland walking trails. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483. VIEWING HIGHLY RECOMMENDED!

- A THREE BEDROOM END OF TERRACE HOUSE
- SIGNIFICANTLY EXTENDED
- TWO RECEPTION ROOMS WITH WOOD BURNING STOVES
- STYLISH KITCHEN
- BATHROOM & SHOWER ROOM
- OFF ROAD PARKING
- REAR GARDEN
- GAS CENTRAL HEATING
- SOUGHT AFTER VILLAGE LOCATION
- NO CHAIN!



Entrance Porch

Timber front door, windows to both sides, door to lounge, tiled flooring, spotlights.

Lounge

13'1" x 12'6" (4.01 x 3.83)

Wood effect flooring, window to front, wood burning stove on a slate hearth with a timber lintel over. Opening to stairs to first floor, sliding oak door to dining room.

Dining Room

Fireplace with wood burner, slate hearth, brick surround and timber lintel, wood effect flooring, door to kitchen, window to rear, understairs cupboard.

Bathroom

6'7" x 5'5" (2.02 x 1.67)

Panel bath, hand wash basin, window to side, laminate flooring, opening to W.C (2.05 x 0.73).

Utility/Rear Porch

11'8" x 5'4" (3.56 x 1.63)

Recently installed with double doors to rear courtyard, glazing to ceiling, tiled flooring, space or fridge/freezer and washing machine.

Kitchen

10'1" x 6'7" (3.09 x 2.03)

With a fitted range of wall and base units, complimentary worktops, single oven, four ring electric hob, 1 1/2 stainless sink/drainers, space for dishwasher, tiled splashbacks, door to bathroom and rear porch/utility, tiled flooring, window to side.

Bedroom One

13'1" x 12'7" max (4.01 x 3.86 max)

Carpet, window to front, fitted wardrobes.

Walk-Through Bedroom/Home Office

A versatile room currently used as a dressing room/home office with carpet, window to rear, storage cupboard with shelving and gas boiler, door to inner hall with stairs rising to second floor, doors to bedroom two and shower room.

Bedroom Two

10'5" x 6'8" (3.20 x 2.04)

Carpet, door to a balcony enjoying views over the village with Astro turf and iron railings.

Shower Room

8'11" x 2'11" (2.74 x 0.90)

Shower cubicle, w.c, hand wash basin, laminate flooring, window to side, tiled walls, extractor.

Bedroom Three

14'2" x 12'0" max (4.32 x 3.67 max)

Converted attic space with laminate flooring, window to side, sloped ceilings.

Outside

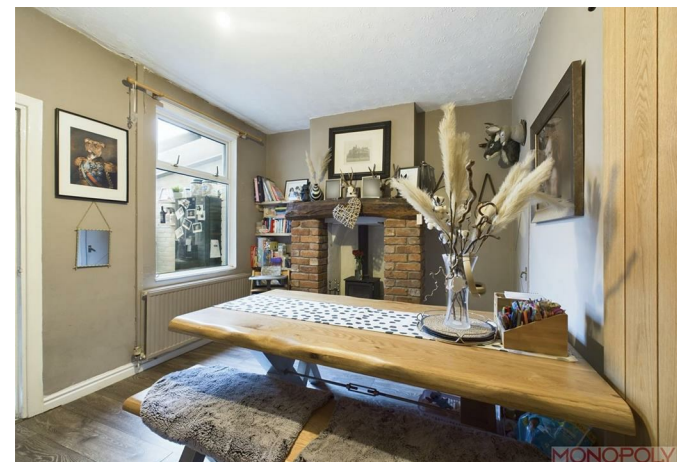
Paved front garden, brick wall to side, fencing to front. Tarmac drive alongside the property leading to parking area for 2 cars (one neighbouring property has right of way vehicle access over the drive and neighbouring terraces pedestrian access to the ginnel for bins etc). Courtyard area to rear of the property, gate to parking area. From the parking area there is a gate and steps down to an enclosed garden.

IMPORTANT INFORMATION

Material Information interactive report 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.

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

Additional Information

Gas central heating throughout in addition to the wood burning stoves.



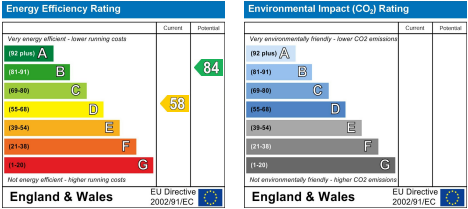


MONEY LAUNDERING REGULATIONS 2003

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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

MONOPOLY
BUY ■ SELL ■ RENT

