



Green Acres

Wrexham | LL12 8UA

£490,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Situated on the outskirts of the charming village of Gresford, Wrexham, this delightful Detached house on Old Wrexham Road offers a perfect blend of comfort and tranquillity. With Three well-proportioned bedrooms, including a versatile nursery or study, this property is ideal for families or those seeking a peaceful retreat.

The house boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to create a warm and welcoming atmosphere, making it easy to envision family gatherings or quiet evenings at home. The property also features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is the generous parking space, accommodating up to four vehicles, which is a rare find in such a picturesque setting. The country location enhances the appeal, offering a serene lifestyle while still being within easy reach of local amenities. Residents will appreciate the proximity to the scenic Flash lake, perfect for leisurely walks and enjoying the beauty of nature. This property is not just a house; it is a place where memories can be made, and a community can be embraced.

In summary, this detached house on Old Wrexham Road presents an excellent opportunity for those looking to settle in a peaceful village environment, with the added benefits of spacious living areas and convenient parking. Do not miss the chance to make this charming property your new home.

- THREE BEDROOMS AND NURSERY/ OFFICE
- DETACHED HOUSE
- COUNTRY LOCATION
- NO CHAIN
- LARGE GARDEN TO THE REAR
- DOWNSTAIRS W.C.
- INTEGRAL GARAGE



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Feature Composite double glazed front door with UPVC Double glazed windows either side which leads into an inviting entrance hall.

ENTRANCE HALLWAY

With wood block flooring, staircase rising off to the first floor accommodation with a storage cupboard below, radiator, internal access door opening into the integral garage.

LOUNGE

Lovely room comprising of Feature wood block flooring, UPVC Double glazed bay window to the front elevation with radiator beneath, TV Aerial point and telephone point.

KITCHEN/DINER

Kitchen/ Dining room with fitted light oak style wall and base cupboards and matching display cabinet, with complementary worktop surfaces incorporating a stainless steel single drainer sink unit with mixer tap, space for a cooker with extractor hood over, plumbing for a washing machine, tiled floor, two radiators, tiled splash backs, UPVC Double glazed window to the rear elevation and UPVC Double glazed sliding patio doors opening to the rear garden, wall mounted central heating boiler.

REAR HALLWAY

With a Composite door opening to the side of the property, a shelved walk-in pantry, door to cloakroom w.c. and tiled floor.

DOWNSTAIRS CLOAKROOM

Comprising of a top flush W.C., wash hand basin, single panel radiator and UPVC Double glazed and frosted window to the side and tiled floor.

PANTRY/ STORAGE CUPBOARD

With shelving.

FIRST FLOOR LANDING

With a UPVC Double glazed window to the front, single panel radiator, exposed wood flooring, doors leading off to the bedrooms and family bathroom.

BEDROOM ONE

12'6 x 9'8 (3.81m x 2.95m)

With UPVC Double glazed window to the front, with views over the countryside adjacent, fitted wardrobes to one wall with sliding doors, exposed wood flooring, a radiator,

BEDROOM TWO

11'7 x 11'0 (3.53m x 3.35m)

With UPVC Double glazed window to the front, with views over the countryside adjacent, exposed wood flooring, single panel radiator and a TV aerial point.

BEDROOM THREE

11'9 x 11'0 (3.58m x 3.35m)

With UPVC double glazed window to the rear, fitted range of bedroom units including wardrobes, shelves and a desk, radiator, exposed wood flooring.

NURSERY/ OFFICE

8'0 x 5'2 (2.44m x 1.57m)

UPVC Double glazed window to the rear elevation, exposed wood flooring, built in storage cupboard, single panel radiator.

FAMILY BATHROOM

A good sized bathroom with a white suite which comprises of a panel enclosed corner bath with mixer tap and shower attachment and an electric shower above, low level WC, pedestal wash hand basin, half height tiled walls, exposed wood flooring, radiator and two UPVC Double glazed and frosted windows to the rear, spotlights to ceiling.

OUTSIDE TO THE FRONT

The property is approached via a driveway onto a further generous gravelled area with ample off road parking. There are mature shrubs and bushes to the boundaries and the driveway extends to the right hand side and gives access to the rear garden.





OUTSIDE TO THE REAR

There is an extensive lawned garden with shrubs and trees to boundaries rear garden which also enjoys a paved patio area, an external water supply and light and an aspect over fields to the rear.

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

ADDITIONAL INFORMATION

LPG Gas tank 2000 litre buried in garden and has a septic tank.

Please see Key Facts for buyers in Web Link.

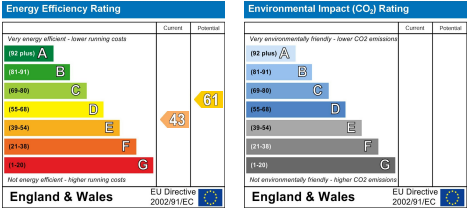


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