



6

Gresford | Wrexham | LL12 8PH

Offers In The Region Of £250,000

MONOPOLY
BUY ■ SELL ■ RENT

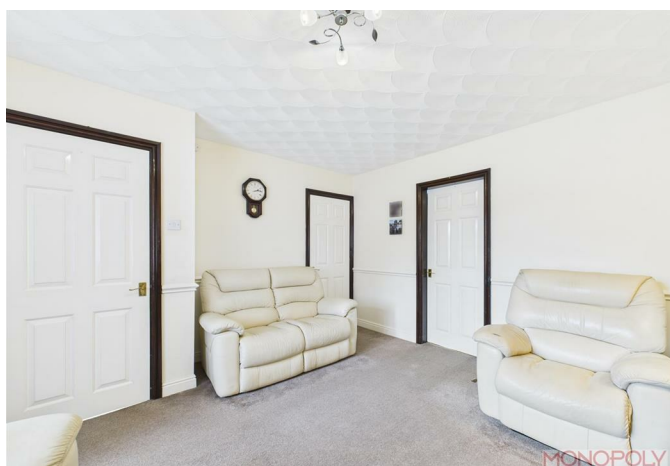
MONOPOLY
BUY ■ SELL ■ RENT

6

Gresford | Wrexham | LL12 8PH

Situated in the sought after area of Gresford, Wrexham, this delightful semi-detached house on Farniers Walk offers a perfect blend of comfort and convenience. Spanning an impressive 1,076 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms. The property boasts a modern shower room, catering to the needs of a busy household. The kitchen/diner, is functional and well-equipped, providing an excellent space for culinary endeavours. One of the standout features of this home is the ample parking available for up to three vehicles on a front drive and in the single garage, a rare find in many properties. This convenience is particularly beneficial for families or those who frequently host visitors. The location of Farniers Walk is another significant advantage, offering a peaceful residential setting while remaining close to local amenities and transport links. In summary, this semi-detached house in Gresford presents an excellent opportunity for those seeking a comfortable home in a desirable location. With its three bedrooms, ample parking, and inviting living spaces, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your own.

- A THREE BEDROOM SEMI DETACHED HOUSE
- SPACIOUS LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS WC
- UTILITY ROOM
- MODERN SHOWER ROOM
- REAR GARDEN
- OFF ROAD PARKING
- GARAGE
- NO CHAIN!



INTERNAL ACCOMODATION

Entrance hall - Composite entrance door, carpet, stairs to first floor, door to lounge.

Lounge - Square bay window to front, carpet, gas fire with complementary surround, doors to kitchen and understairs cupboard.

Kitchen/Diner - Fitted range of wall and base units, complementary worktops, composite sink drainer, mixer tap, single oven, electric hob, extractor, spaces for fridge and freezer, tiled floor in kitchen, laminate flooring to dining area, window to rear, door to rear porch.

Rear porch - Door to wc, external door and window to side, tiled floor.

Wc - With toilet and window to side.

First floor landing - Doors to bedrooms, bathroom and airing cupboard housing water tank.

Bedroom One - Carpet, window to front, fitted wardrobes.

Bedroom Two - Carpet, window to rear, fitted wardrobes.

Bedroom Three - Carpet, window to front, fitted storage cupboards.

Shower room - Walk in shower with electric shower over, shower screen, wc, hand wash basin, aqua panel splash backs, window to rear, laminate flooring, extractor.

OUTSIDE

Front - Concrete drive with space for two cars leading to the garage, step up to front door with hand rail, front lawn, magnolia tree.

Rear garden with artificial grass, raised planted bed, fencing to rear and one side, gate to front drive, access to utility to rear of the garage, outdoor tap.

GARAGE

Single garage with electric fob operated vehicle door, power and lighting.

ADDITIONAL INFORMATION

External Upvc double glazed windows installed 2025...Gas central heating

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





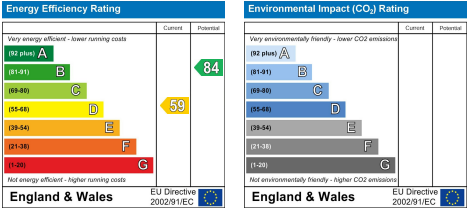


MONEY LAUNDERING REGULATIONS 2003

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

MONOPOLY
BUY ■ SELL ■ RENT