



## Hillock Lane, Wrexham LL12 8YL

**£825**

A very well presented two bedroom mid terrace cottage situated in the desirable village of Gresford. The internal accommodation comprises two reception rooms, kitchen, bathroom and two bedrooms. Externally there is a small courtyard and off set private garden. The property is located in the popular village of Gresford which has a wealth of local amenities including various shops, good primary school, excellent access to both Wrexham and Chester by bus or car and good access to the A483 for commuting.

- A TWO BEDROOM TERRACED COTTAGE
- MODERN GALLEY KITCHEN
- REAR GARDEN
- TWO RECEPTION ROOMS
- GROUND FLOOR BATHROOM
- POPULAR & CONVENIENT LOCATION



## Lounge

3.65 x 3.33 (11'11" x 10'11")

Carpet, window to front, composite front door, electric fire set on a slate hearth with a timber lintel over.

## Dining Room

3.61 x 2.74 (11'10" x 8'11")

Carpet, French doors to rear, door to kitchen, under stairs storage, stairs to first floor.

## Kitchen

3.45 x 1.96 (11'3" x 6'5")

Fitted range of wall and base units, single oven, 4 ring gas hob, stainless splashback, complimentary worktops, integral fridge/freezer extractor, window to side, external door to side, door to bathroom, washing machine.

## Bathroom

1.87 x 1.80 (6'1" x 5'10")

Handwash basin, w.c, panel bath with electric shower over, tiled walls and flooring, window to side.

## Bedroom One

3.61 x 3.37 max (11'10" x 11'0" max)

Carpet, window to front.

## Bedroom Two

2.73 x 2.72 (8'11" x 8'11")

Carpet, window to rear, wall mounted gas boiler.

## Outside

Front - low brick wall to front, gravel area.

Rear - Courtyard laid to gravel leading to an offset private garden with lawn, seating area, mature planting and timber garden store.

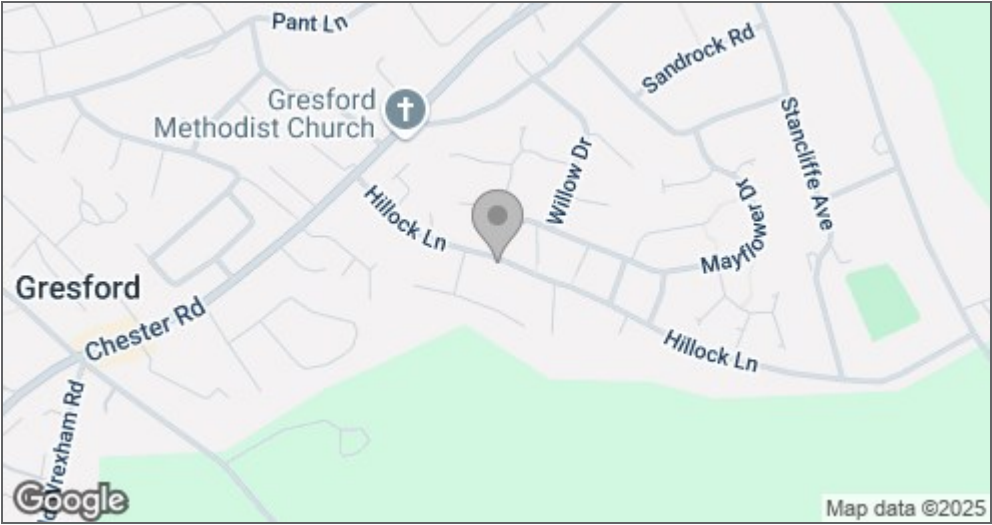












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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.

