



## Chester Road, Gresford LL12 8PA

### £425,000

Located in the sought-after residential area of Gresford, this spacious four/five-bedroom detached home offers generous accommodation and is available with no onward chain. Originally built in 1897, the property has been sympathetically improved over time while retaining its character and charm. The ground floor comprises an entrance hall, kitchen/breakfast room, sitting room, dining room, downstairs cloakroom, and an additional family room, which could alternatively serve as a fifth bedroom or home office. Upstairs, the principal bedroom features a walk-in dressing room and en-suite shower room. There are three further double bedrooms and a modern family bathroom. Externally, the property benefits from gardens to the front and rear, a driveway providing off-road parking, and a detached garage. Gresford offers a range of local amenities within walking distance and is ideally positioned just a short drive from the A483, providing excellent transport links to Wrexham, Chester, and beyond.

- FOUR/FIVE BEDROOM DETACHED FAMILY HOME/NOCHAIN
- KITCHEN/BREAKFAST ROOM
- SPACIOUS ENTRANCE HALL/LANDING
- THREE ADDITIONAL DOUBLE BEDROOMS
- GARDENS TO FRONT AND REAR/DRIVEWAY/GARAGE
- THREE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- PRINCIPAL BEDROOM WITH EN-SUITE AND DRESSING ROOM
- MODERN BATHROOM
- POPULAR VILLAGE LOCATION



## Entrance Hall

Solid wood single glazed door leads into the entrance hall with stairs rising to first floor, under-stairs storage cupboard housing electric fuse box, two ceiling light points, carpet flooring doors into three reception rooms, kitchen and downstairs WC.

## Kitchen/Breakfast Room

Two uPVC double glazed windows to rear elevation. Housing a range of wooden wall, drawer and base units with complimentary work surface over. Integrated fridge freezer, 1 1/2 stainless steel sink unit with mixer tap over, space for range cooker with fitted extractor fan, space and plumbing for washing machine, space for breakfast/dining table, panelled radiator, two ceiling light points, tiled flooring and solid wood stable style door to garden area.

## Dining Room

Two uPVC double glazed windows to the front elevation, feature fireplace, hardwood flooring, two wall lights, ceiling light point, panelled radiator and wooden door into hall.

## Sitting Room

Two uPVC double glazed windows to the front elevation, feature fireplace, carpet flooring, ceiling light point, panelled radiator. and wooden door into hall.

## Family Room/Bedroom Five

UPVC double glazed 'French' style doors leading onto garden area, inset LED ceiling lighting, carpet flooring, panelled radiator and door into hall. Can be used as an additional bedroom if required.

## Cloakroom/WC

Two piece suite comprising pedestal wash hand basin and low level WC. Vinyl flooring, wall mounted 'Worcester' combination boiler, panelled radiator, ceiling light point, coat hooks and uPVC double glazed frosted window to the rear elevation.

## Landing Area

Wooden Staircase with carpet runner leads to first floor. UPVC double glazed window to the front elevation. Carpet flooring, panelled radiator, ceiling light point, access to loft which is part boarded and doors off to bedroom and bathroom.

## Principal Suite

Two uPVC double glazed windows to the rear, ceiling light point, carpet flooring, panelled radiator and doors to dressing room and en-suite shower room.

## Dressing Room

Housing a range of fitted wooden wardrobes with drawers, clothing rails and shelving. Carpet flooring, ceiling light point and fitted vanity mirror.

## En-suite Shower Room

Three piece suite comprising low level WC, pedestal wash hand basin and double 'Mira' electric shower. Inset lighting, vinyl flooring and extractor.

## Bedroom Two

UPVC double glazed window to the rear elevation, overlooking garden area. Inset LED lighting, carpet flooring and panelled radiator.

## Bedroom Three

UPVC double glazed window to the front elevation. Ceiling light point, carpet flooring and panelled radiator.

## Bedroom Four

UPVC double glazed window to the front elevation. Ceiling light point, carpet flooring and panelled radiator.

## Bathroom

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with mains shower and glass screen. Part tiled walls, heated towel rail, tiled flooring, double shave point,



extractor and uPVC double glazed frosted window to the rear elevation.

### Outside

The property is approached via a tarmac driveway, which extends along the side and to the rear of the residence. To the front, there is a lawned garden bordered by established trees, shrubs, and hedging. The entrance to the property is at the side of the property along with a wrought iron double gate. At the rear, there is a detached garage, a further lawned garden, a decking area, and a section laid with slate chippings. The boundaries are defined by a combination of fencing, hedging, and walls. The east-facing garden enjoys a good level of sunlight, subject to weather conditions.

### Garage

Brick built detached garage with up and over door, power sockets, lighting and window to the side.

### Additional Information

The property was built in 1897 and was previously used to house the minister for the church. Upgrades to the property have been completed over the years by both the present owners and previous. There are some original features remaining in the property including doors, skirting and some flooring. There is planning permission to the rear for a brick built, slate roof orangery/conservatory. There is an extension on the property which was built in 2004. The majority of double glazed windows have been replaced throughout over the last 5 years. There is level access to both the Kitchen / Breakfast room and the Family room from the garden.

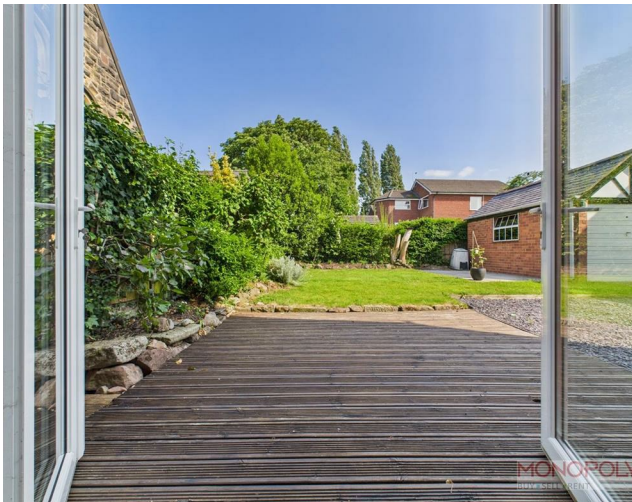
### Important Information

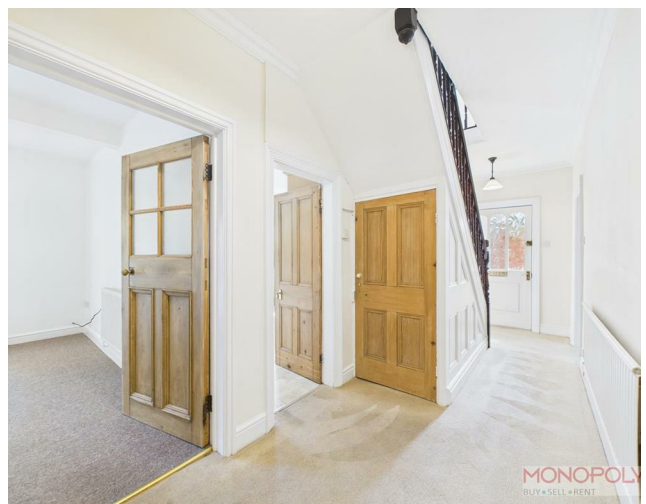
MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your

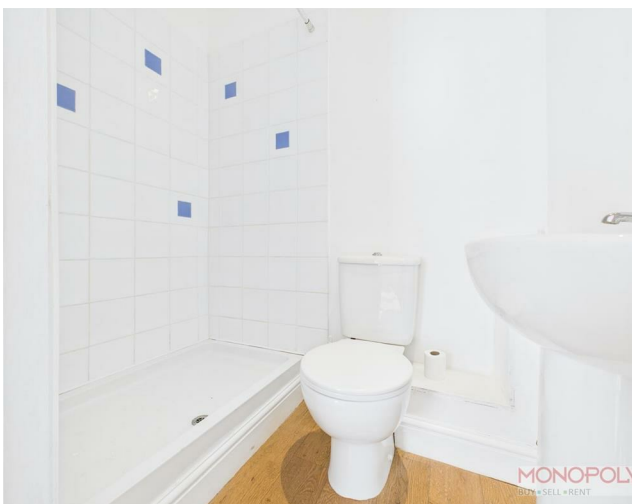
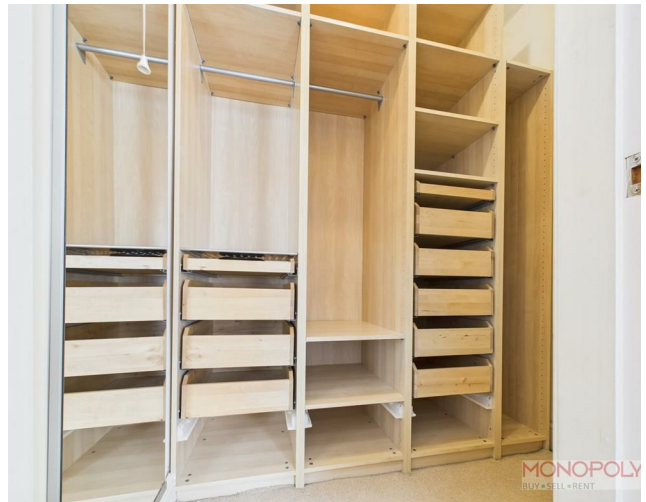
co-operation in order that there will be no delay in agreeing the sale.

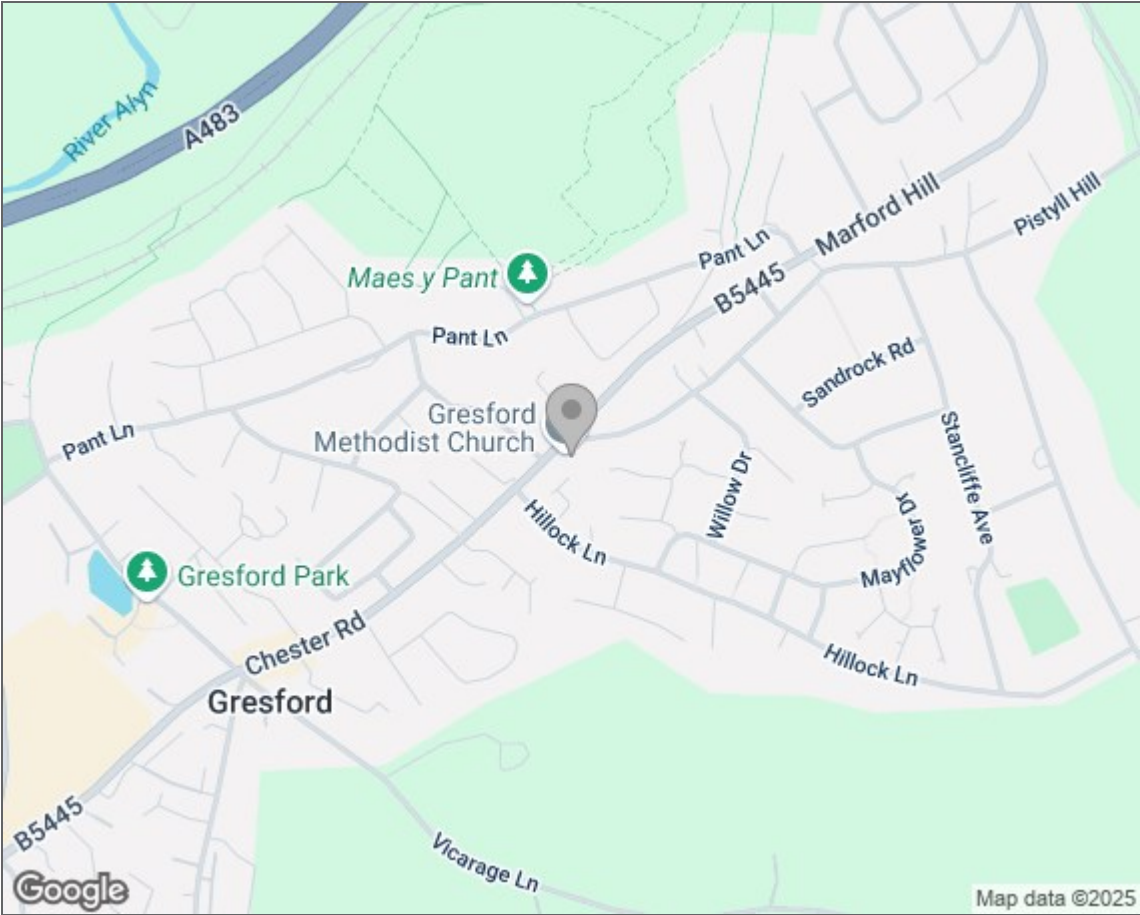
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| 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 |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

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.

