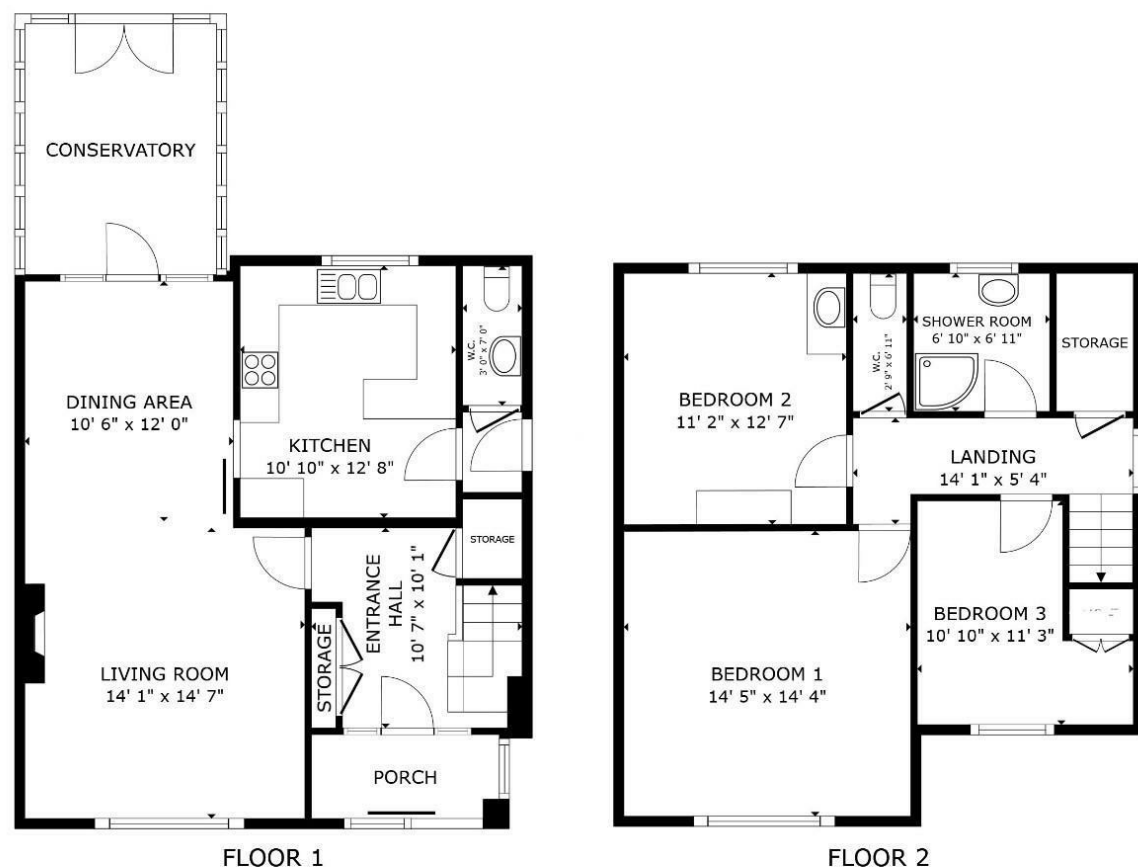
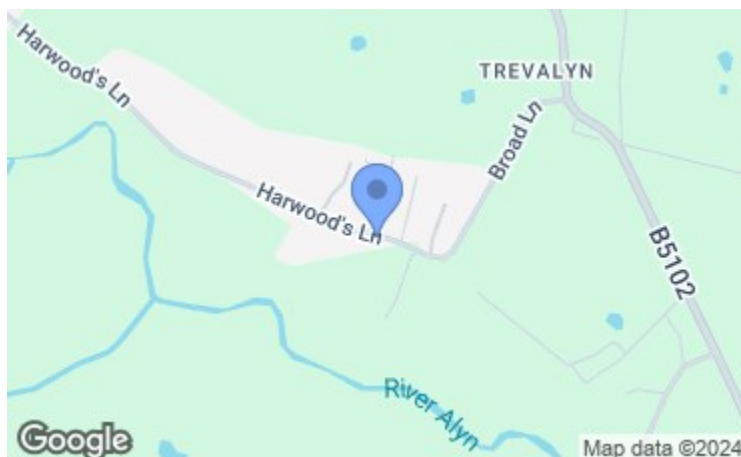


115 Harwoods Lane, Rossett, Wrexham, LL12 0EU



GROSS INTERNAL AREA  
FLOOR 1 763 sq.ft. FLOOR 2 645 sq.ft.  
EXCLUDED AREAS : PORCH 40 sq.ft.  
TOTAL : 1,408 sq.ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	64



**115 Harwoods Lane**  
Rossett, Wrexham,  
LL12 0EU

**Offers In The Region Of**  
**£475,000**

\* SEMI-RURAL LOCATION \* POTENTIAL TO IMPROVE \* GARDENS TO FRONT & REAR \* ADDITIONAL PARCEL OF LAND \* NO ONWARD CHAIN. A three bedroom detached house situated to the periphery of Rossett village with views to the front across countryside. The property, which is understood to have been built around 1967, briefly comprises: porch, reception hallway, living room/dining area, conservatory, kitchen, side hall, downstairs WC, landing with walk-in airing cupboard, bedroom one, bedroom two with fitted bedroom furniture, bedroom three with over-stairs wardrobe, shower room and separate WC. The property benefits from double glazed windows and has oil fired central heating. Externally there is a lawned garden at the front with a gated driveway leading to a parking area and double garage. To the rear there is a lawned garden with patio area and garden shed. There is also a separate area of garden situated close by which is accessed by means of a right of way via the private drive at the side. There is no onward chain involved in the sale of this property.

**Cavendish**  
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

[www.cavendishproperties.co.uk](http://www.cavendishproperties.co.uk)



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**LOCATION**

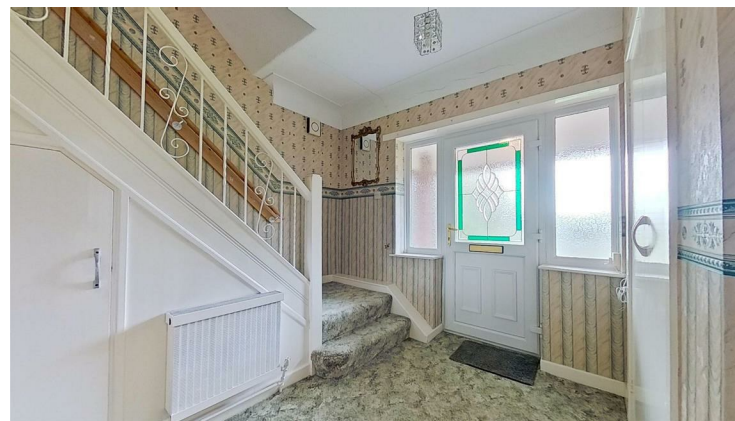
Rossett is geographically located near to the Welsh and English border towns of Wrexham (approximately 6.5 miles) and Chester (approximately 7.5 miles). The Village sits close to the Wales-England border and is built on the banks of the River Alyn which is a tributary of the River Dee 1.5 miles downstream. Rossett's neighbouring villages are Marford, Burton, Pulford and Holt. In terms of amenities, Rossett is well served by excellent schools, a Co-op, Cwtch Ceramics and Deli coffee shop, doctors' surgery and dentist. The village, being close to Wrexham and Chester, also has two popular hotels: Llyndir Hall Hotel and Rossett Hall Hotel, a converted mid-18th Century house. Local public houses include The Golden Lion and The Alyn, both located centrally in Rossett. The Grosvenor Hotel in Pulford and the Nags Head in Lavister are also nearby.

**THE ACCOMMODATION COMPRISES:****PORCH**

Double glazed sliding patio entrance doors, UPVC double glazed window, exposed brickwork, quarry tiled floor, lantern style light. UPVC double glazed entrance door with double glazed leaded coloured glass insert and double glazed side windows to the entrance hall.

**ENTRANCE HALL**

3.12m max x 2.82m (10'3" max x 9'3")



Cupboard with hanging for cloaks, two hanging rails and shelving, telephone point, radiator, ceiling light point, smoke alarm, thermostatic heating controls, turned staircase to the first floor with built-in understairs storage cupboard housing the electric meter, fitted shelving and single glazed window. Door to the living room/dining area.

**DIRECTIONS**

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the Expressway continue straight across onto a stretch of dual carriageway. After a short distance then take the turning left signposted Eccleston and Pulford onto the A5445. Follow the road past the Grosvenor Garden Centre and through the villages of Pulford and Lavister. Continue into the village of Rossett and immediately before the Rossett Hall Hotel, take the turning left into The Green. At the T junction turn right and then turn left into Harwoods Lane. Follow Harwoods Lane out of the village passing through open countryside. The property will then be found on the left hand side shortly after the turning for Mountain View.

**TENURE**

\* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

**COUNCIL TAX**

\* Wrexham County Borough Council: Council Tax Band F

**AGENTS NOTES**

- \* Low maintenance UPVC fascia boards, soffits and replacement guttering have been fitted to the house.
- \* The property is on a water meter.
- \* Mains electricity, water and drainage are connected.
- \* Oil fired central heating.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

**PRIORITY INVESTOR CLUB**

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

**VIEWING**

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

garden with post and rail fencing and a gated driveway, which leads to a parking area at the side and a detached double garage. Outside light and outside water tap. Integral store housing a Fire Bird Popular 90 oil fired central heating boiler.

and pathway, coal bunker and large timber built shed with pergola and climbing plants. The garden enjoys a good degree of privacy and is enclosed by mixed hedging. Oil storage tank. Integral brick store.

**DOUBLE GARAGE**  
4.88m x 4.88m (16' x 16')



**SEPARATE PARCEL OF LAND**



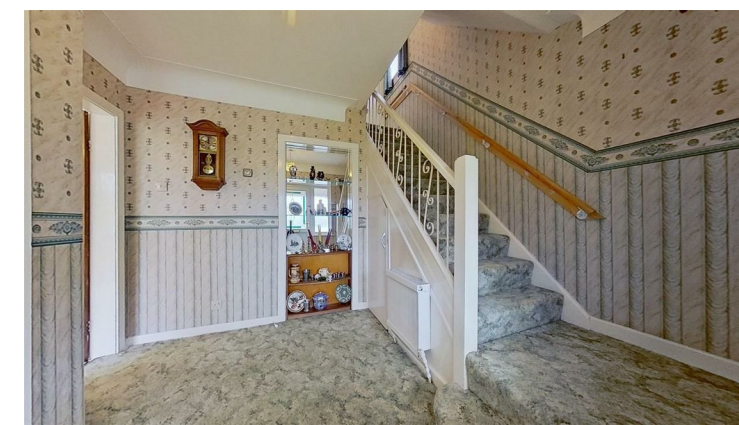
There is also an additional piece of land accessed via a right of way along the private driveway to the right side of the property.

Brick-built garage with a remote controlled electronic roller shutter door, power and two single glazed windows to rear. To the side of the garage there are two aluminium framed greenhouses.

**OUTSIDE REAR**



To the rear there is a lawned garden with concrete patio area



**LIVING ROOM/DINING AREA**  
7.77m x 4.04m narrowing to 3.02m (25'6" x 13'3" narrowing to 9'11")



**LIVING AREA**  
Coved ceiling, ceiling light point, single radiator, decorative polished tiled fireplace with open grate, and UPVC double glazed window overlooking the front.

**DINING AREA**



Coved ceiling, ceiling light point, and double radiator. UPVC double glazed door with double glazed side windows to the conservatory, and sliding door to the kitchen.

**CONSERVATORY**  
3.25m x 2.49m (10'8" x 8'2")



UPVC double glazed conservatory set on a brick-built-base with a pitched polycarbonate roof, laminate wood strip flooring, power points, and UPVC double glazed French doors to outside.

**KITCHEN**  
3.53m x 3.15m (11'7" x 10'4")



Fitted with a range of solid wood fronted base and wall level units incorporating drawers, cupboards, pull-out larder unit, and glazed display cabinet with laminated worktops incorporating a small breakfast bar. Inset one and half bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring electric hob with extractor above, and built-in electric fan assisted double oven and grill. Plumbing and space for slimline dishwasher, space for fridge, ceiling light point, tiled floor, and UPVC double glazed window overlooking the rear garden. Part-glazed door to the side hall.



**BEDROOM ONE**  
4.06m x 4.06m (13'4" x 13'4")



UPVC double glazed window overlooking the front with views towards open countryside, ceiling light point, and single radiator.

**BEDROOM TWO**  
3.63m x 3.02m (11'11" x 9'11")



Fitted with a range of bedroom furniture incorporating two double wardrobes, dressing table with cupboards to each side and storage cupboards above. UPVC double glazed window overlooking the rear, ceiling light point, single radiator, and fitted worktop with inset wash hand basin, tiled splashback, fitted wall mirror and storage cupboard beneath.



**BEDROOM THREE**  
3.20m x 2.03m extending to 3.12m (10'6" x 6'8" extending to 10'3")



UPVC double glazed window overlooking the front with views across open countryside, ceiling light point, single radiator, and built-in over stairs storage cupboard with hanging space and shelf.

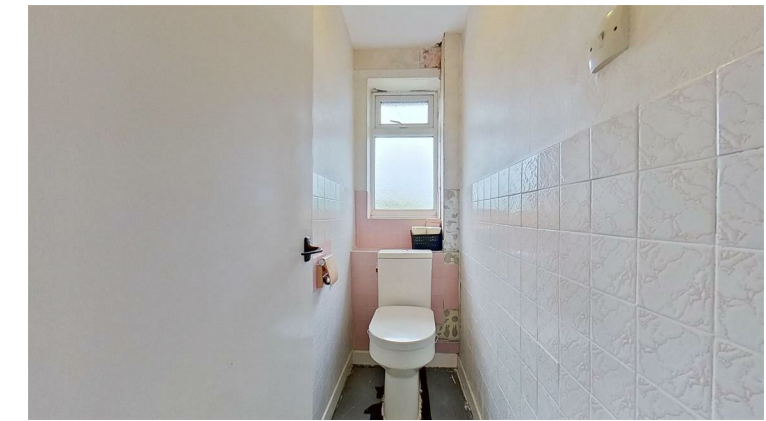
**SHOWER ROOM**  
2.03m x 2.01m (6'8" x 6'7")



Comprising; tiled shower enclosure with Mira electric

shower, curved glazed sliding doors; and pedestal wash hand basin. Part-tiled walls, ceiling light point, Ventaxia extractor, vinyl floor covering, single radiator, and UPVC double glazed window with obscured glass.

**SEPARATE WC**



Low level dual-flush WC, ceiling light point, part-tiled walls, and UPVC double glazed window with obscured glass.

**AIRING CUPBOARD**  
1.96m x 1.09m (6'5" x 3'7")

Walk-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelving, ceiling light point, access to loft space, and UPVC double glazed window with obscured glass.

**OUTSIDE FRONT**

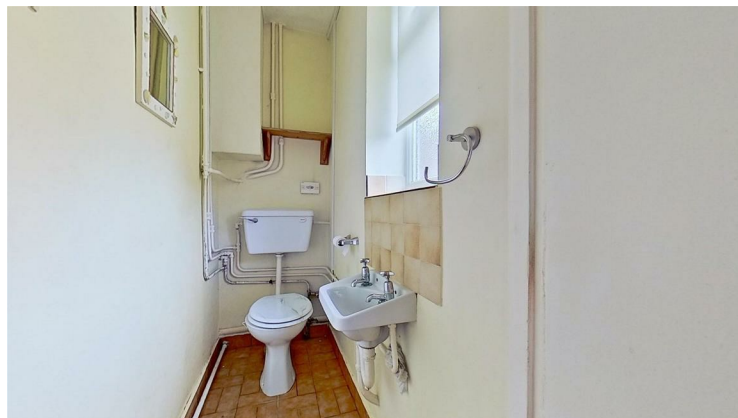


The property occupies a pleasant semi-rural position on the outskirts of Rossett village. To the front there is a lawn

**SIDE HALL**

Ceiling light point, tiled floor, and UPVC double glazed door to outside. Door to downstairs WC.

**DOWNSTAIRS WC**  
1.88m x 0.81m (6'2" x 2'8")



Low level WC and wall mounted wash hand basin with tiled splashback. Tiled floor, ceiling light point, digital central heating and hot water controls, and UPVC double glazed window with obscured glass.

**LANDING**

UPVC double glazed window to side, ceiling light point, and smoke alarm. Doors to bedroom one, bedroom two, bedroom three, shower room, separate WC and walk-in airing cupboard.