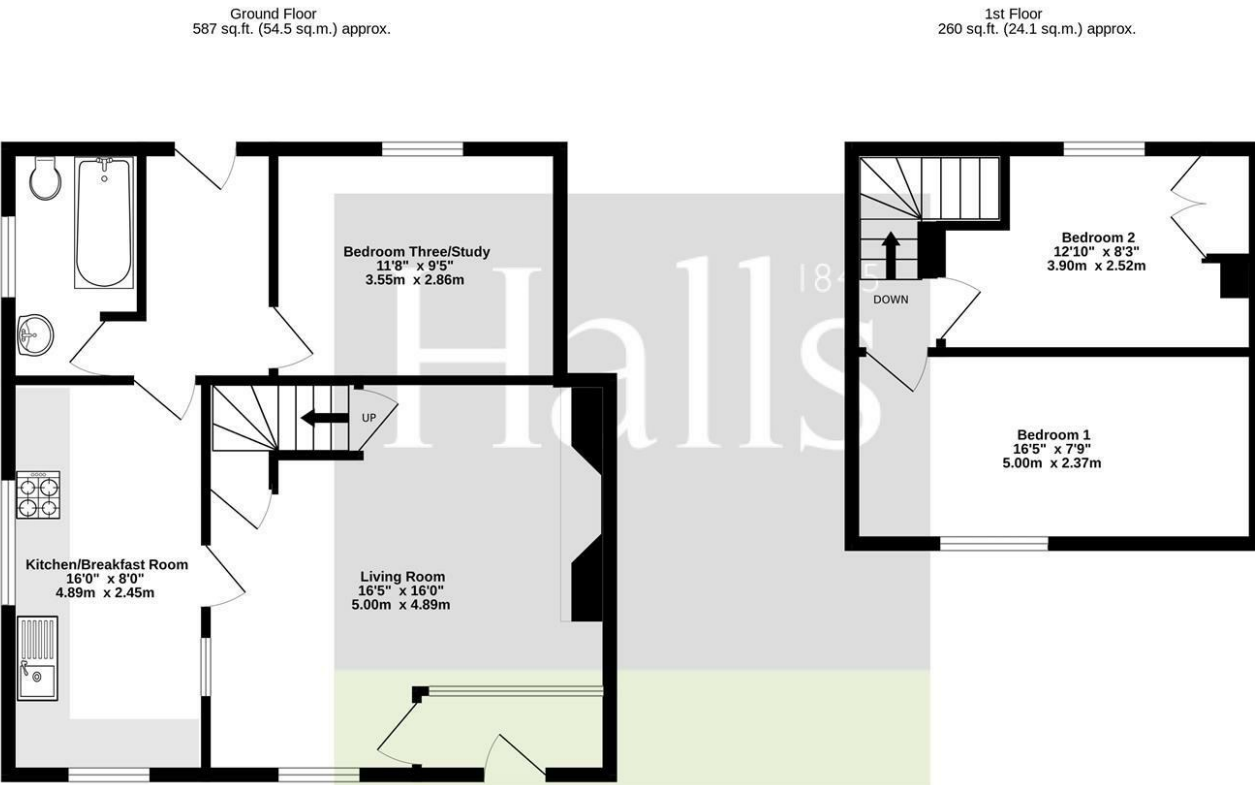


FOR SALE

2 Oak Tree Cottages, Harwoods Lane, Rossett, Nr Wrexham, LL12 0EU



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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FOR SALE

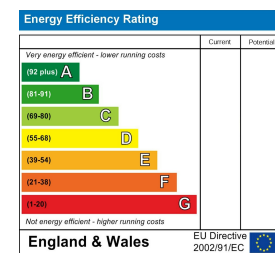
Offers In The Region Of £250,000

2 Oak Tree Cottages, Harwoods Lane, Rossett, Nr Wrexham, LL12 0EU

**Property to sell?** We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



01691 622 602

Ellesmere Sales  
The Square, Ellesmere, Shropshire, SY12 0AW  
E: ellesmere@halls.gb.com

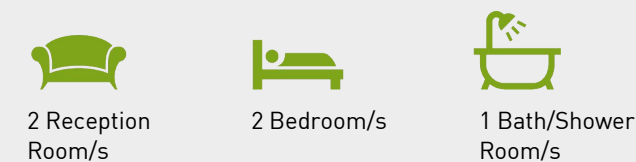


An attractive 2/3 bedroom period semi-detached country cottage with parking and good sized gardens enjoying views to the rear over open farmland.  
N.B. The field to the rear is also available by separate negotiation.



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate. Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

Wrexham (6.5 miles), Chester (8.5 miles).  
(All distances are approximate).



- Semi-detached country cottage
- Potential to extend
- Ground floor Bedroom and Bathroom
- Two first floor Bedrooms
- Open Views to rear
- Land available by separate negotiation

The sale of 2 Oak Tree Cottages does, therefore, provide an excellent opportunity for purchasers to acquire an attractive period country cottage offering potential for possible extension (subject to LA consent) situated in a popular and convenient semi rural location.

**N.B.**  
The land to the rear extending to around 6.3 acres is available for purchase by separate negotiation with a Guide Price of £95,000.

**SITUATION**  
The property is situated in Trevalyn on the outskirts of the popular village of Rossett which offers an extensive range of local facilities and amenities including a Co-op convenience store, Doctors surgery, Dentists, Pharmacy, Public Houses with restaurant facilities and a Primary School. The nearby town of Wrexham 6.5 miles and the city of Chester 8.5 miles are easily accessible by car and public transport, both providing a more comprehensive range of amenities of all kinds.

**THE ACCOMMODATION COMPRISES:**  
A partly glazed front entrance door opening in to an:

**ENTRANCE PORCH**  
Vinyl covered flooring, double glazed opaque window to front elevation and a door in to a:

**LIVING ROOM**  
16'4" x 16'0" (5m x 4.89m)  
Fitted carpet as laid, double glazed window to front elevation, exposed ceiling timbers, open fire grate set within an attractive fireplace, there is also a door into an understairs storage cupboard.

**KITCHEN/BREAKFAST ROOM**  
16'0" x 8'0" (4.89m x 2.45m)  
A modern fitted kitchen including a stainless steel sink unit (H&C) with swan neck mixer tap and cupboard below, a range of roll topped work surface areas, base units incorporating cupboards and drawers, freestanding dishwasher, freestanding washing machine, a Lamona halogen hob unit with matching oven below and extractor fan over, a range of matching eye level cupboards, a wall mounted Firebird boiler, double glazed windows to front and side elevation, serving hatch through to Living Room, vinyl covered flooring and an opening to a:

**REAR ENTRANCE HALL**  
Vinyl covered flooring, partly glazed door to rear elevation.

**GROUND FLOOR BEDROOM/DINING ROOM**  
11'7" x 9'4" (3.55m x 2.86m)  
Fitted carpet as laid, double glazed window to rear elevation.

**GROUND FLOOR BATHROOM**  
Pedestal hand basin (H&C), panelled bath (H&C) with electric shower over, low flush WC, fully tiled walls, fitted carpet as laid, double glazed opaque window to side elevation.

**FIRST FLOOR LANDING AREA**  
Fitted carpet as laid, inspection hatch to roof space, double glazed opaque window to side elevation and doors in to the following:

**BEDROOM ONE**  
16'4" x 7'9" (5m x 2.37m)  
Fitted carpet as laid, double glazed window to front elevation.

**BEDROOM TWO**  
12'9" x 8'3" (3.9m x 2.52m)  
Fitted carpet as laid, double glazed window to rear elevation and a door in to an Airing Cupboard housing the hot water cylinder with slatted shelving over.

**OUTSIDE**  
The property is approached from a council maintained roadway over a concreted drive providing ample parking space to the side of the property.

**GARDENS**  
The gardens are an attractive feature and include a good sized area of lawn flanked by well stocked floral and herbaceous borders with a paved patio area, ornamental fish pond and a further area of currently overgrown garden offering potential for landscaping according to a purchasers own tastes and preferences. The gardens are bordered to the rear by open farmland which may, also, be available for purchase by separate negotiation.

To the far end of the gardens is a useful Workshop building.

**SERVICES**  
We understand that the property has the benefits of mains water, electricity and drainage.

**TENURE**  
The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

**LOCAL AUTHORITY & COUNCIL TAX**  
Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY. The property is in Band ' D ' on the Wrexham County Borough Council Register.