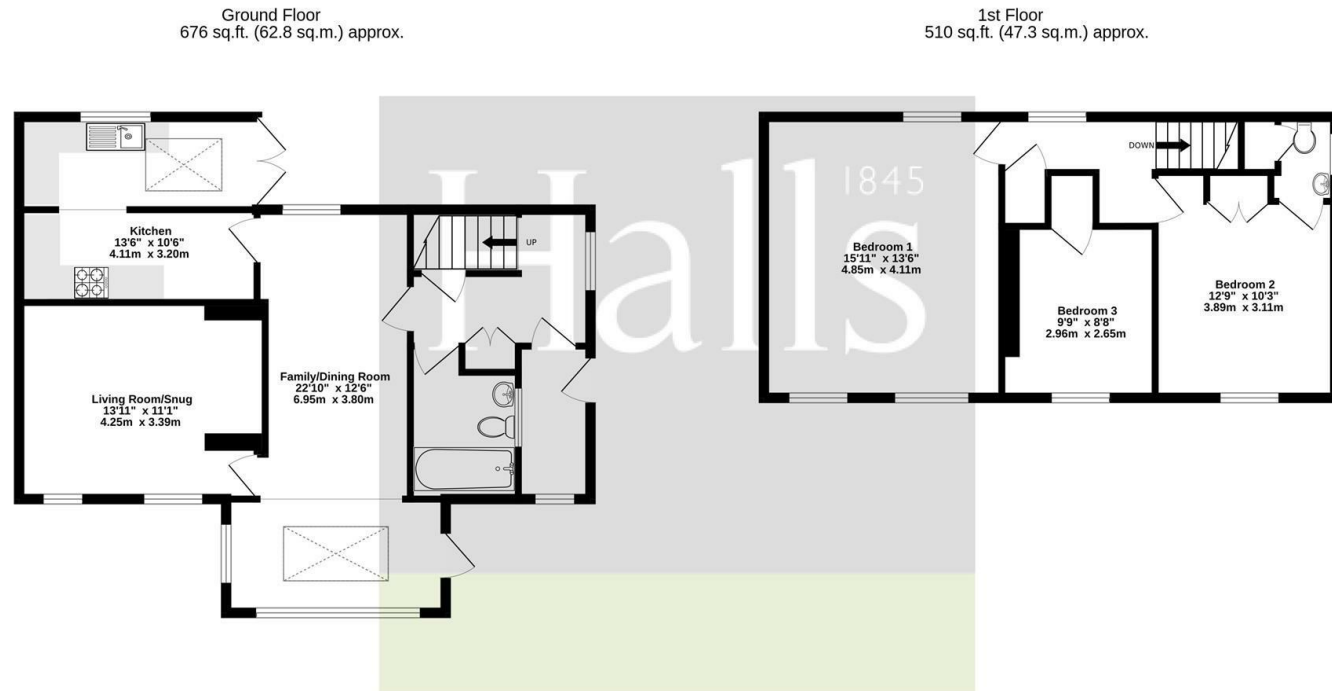


FOR SALE

2 Ivy Cottages Kiln Lane, Cross Lanes, Wrexham, LL13 0TG



TOTAL FLOOR AREA: 1185 sq.ft. (110.1 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

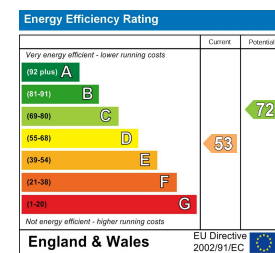
Offers in the region of £260,000

2 Ivy Cottages Kiln Lane, Cross Lanes, Wrexham, LL13 0TG

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

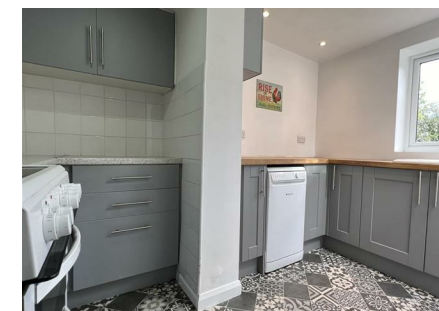


A characterful and extended three-bedroom semi-detached family home boasting driveway parking, detached single garage, and a wealth of traditional features, conveniently situated within the village of Cross Lanes within easy reach of the city of Wrexham.



01691 622 602

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



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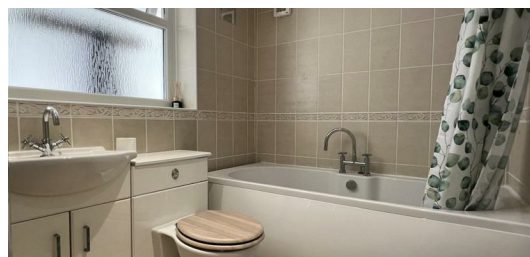
2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Extended and Modernised**
- **Three Bedrooms / Two Reception Rooms**
- **Rural yet Convenient Location**
- **Gardens with Mature Fruit Trees**
- **Driveway and Garage**
- **No Chain**

DESCRIPTION

Halls are delighted with instructions to offer 2 Ivy Cottages in Cross Lanes for sale by private treaty.

2 Ivy Cottages is a characterful and extended three-bedroom semi-detached family home boasting driveway parking, detached single garage, and a wealth of traditional features, conveniently situated within the village of Cross Lanes within easy reach of the city of Wrexham.

Internally, the property has been extended and much improved by the current vendors to now provide a deceptive amount of well proportioned and characterful living accommodation situated over two floors, with the ground floor at present comprising a Boot Room, Inner Hallway, Living Room, Kitchen, Dining Room, and Bathroom, together with three first floor Bedrooms (one of which benefits from an En Suite Cloakroom).

Externally, the property is positioned within gardens which have, again, been much improved by the current vendors and feature an expanse of lawn interspersed with established fruit trees alongside an attractive paved patio area. The property is further complimented by a tarmac driveway providing space for a number of vehicles, this leading on to a detached single garage.

The sale of 2 Ivy Cottages does, therefore, offer the rare opportunity for purchasers to acquire an attractive and characterful three-bedroom semi-detached family home with the benefit of parking, gardens and garage, in a peaceful yet convenient location.

The property is offered with the benefit of no onward chain.

THE ACCOMMODATION COMPRISES:

The property is entered via a composite front door in to a:

PORCH/BOOT ROOM

Tile effect vinyl flooring, opaque UPVC double glazed window on to front elevation, internal opaque UPVC double glazed window in to Bathroom, and a door leading in to: the:

INNER HALLWAY

Wood effect laminate flooring, UPVC double glazed window on to side elevation, carpeted stairs with cupboard below rising to the first floor and double opening doors leading in to a useful storage cupboard which contains shelving, with a further door leads in to the:

FAMILY/DINING ROOM

22'9" x 12'5" (6.95m x 3.8m)

A continuation of the wood effect laminate flooring, UPVC double glazed windows on to front, rear and side elevations with an large skylight well allowing excellent light in to the room, with a fully glazed door leading out on to the patio area, and with a further door leading in to the:

LIVING ROOM/SNUG

13'11" x 11'1" (4.25m x 3.39m)

Two UPVC double glazed windows on to front elevation, charming inglenook style fireplace with heavy oak beam over and fitted carpets as laid.

FAMILY BATHROOM

Tiled flooring, opaque UPVC double glazed window leading in to Boot Room, fully tiled walls and a bathroom suite to comprise: panelled bath with (H&C) mixer tap above and electric titan shower, hand basin and low flush WC set in to vanity unit with storage cupboards and heated towel rail.

KITCHEN

13'5" x 10'5" (4.11m x 3.2m)

Decorative tile-effect vinyl flooring, UPVC double glazed window on to front elevation, lightwell, and double opening UPVC doors on to rear access, with a fitted kitchen comprising: a selection of base and wall units with roll topped work surfaces over, a 1.5 ceramic sink with draining area to one side and (H&C) mixer tap above, partly tiled walls, planned space for appliances which currently include, a freestanding Candy washing machine, a freestanding slimline dishwasher, a freestanding Logik cooker with electric four ring hob above and double oven and grill below.

FIRST FLOOR LANDING

Fitted carpet as laid, UPVC double glazed window on to rear elevation, door leading in to useful landing storage cupboard which contains slatted shelving and the Ideal combination boiler, with a further door leading in to:

MASTER BEDROOM

15'10" x 13'5" (4.85m x 4.11m)

Fitted carpet as laid, two UPVC double glazed window on to front elevation, with further UPVC double glazed window on to rear elevation, inspection hatch to roof space,

BEDROOM TWO

12'9" x 10'2" (3.89m x 3.11m)

Fitted carpets as laid, two double glazed windows on to front elevation, double opening doors leading in to a useful recessed wardrobe and a further door leading in to an:

EN -SUITE CLOAKROOM

Wood effect vinyl flooring, opaque UPVC double glazed window on to side elevation, wall mounted hand basin (H&C) mixer tap, heated towel rail and door leading in to an eye level storage cupboard.

BEDROOM THREE

9'8" x 8'8" (2.96m x 2.65m)

Fitted carpet as laid, UPVC double glazed window on to front elevation and door leading in to recessed storage cupboard with shelving and hanging space.

OUTSIDE

The property is approached over a tarmac driveway which provides ample space for the parking of a number of vehicles and leads on to the:

DETACHED SINGLE GARAGE

Double opening front access doors, concrete floors, window to rear and power and light laid on, inset gardener's toilet.

GARDENS

A particularly notable feature of the property having been lovingly maintained and improved by the current vendors to at present comprise a predominantly lawned area, interspersed with attractive beds and mature soft fruit trees, with a paved walkway leading from the driveway to an attractive paved patio area, which provides an ideal space for outdoor dining and entertaining; with a mid height timber gate leading around the rear of the property onto further paving and through to the kitchen.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system and heating is provided by LPG.

TENURE

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

LOCAL AUTHORITY

Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY.

COUNCIL TAX

The property is in Band ' D ' on the Wrexham County Borough Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: (01691) 622602.