



36 Hillock Lane, Wrexham, LL12 8YL

Price £235,000

Reference: 19249279

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



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## Description

Located within the sought after village of Gresford is this well presented 3 bedroom end mews cottage with private and sunny aspect courtyard style garden and a garage that offers potential for conversion subject to any necessary consents. The village offers an excellent range of convenient amenities, primary school and a frequent bus service and the accommodation briefly comprises a enclosed entrance porch, well proportioned lounge, family sized dining room with storage and access through to the fitted kitchen. Ground floor bathroom includes a bath with shower over. The 1st floor landing gives access to the 2 good sized double bedrooms and a single bedroom. Gas central heating and mostly Upvc double glazing. To the front of the property is the useful garage and a gated path that continues to the rear garden that provides an attractive outdoor entertaining space whilst enjoying the sunshine. Energy Rating - E (41)

### LOCATION

Located within the highly sought after village of Gresford enjoying excellent access to the major towns and cities of North Wales and the North West. The village offers a good range of convenience facilities including shops, pubs and restaurants. Both primary and secondary schools are nearby and there is a frequent bus service that runs through the village to both Wrexham and Chester. The village has a good community with sports facilities including cricket, tennis and football. There are good road links to Wrexham and Chester which allows for daily commuting to the major commercial and industrial centres of the region.



### DIRECTIONS

From the A483 bypass take the exit signposted Gresford and Wrexham industrial estate. At the roundabout take the exit signposted Gresford and proceed past The Beeches public house and restaurant on your left hand side, proceed through the next two sets of traffic lights and take a right hand turning into Hillock Lane just after the cycle shop, continue until number 36 will be observed on the right just past the turning for Hayfield Drive.

### ON THE GROUND FLOOR

Part glazed entrance door opening to:

#### ENCLOSED PORCH

With window to front, tiled flooring and part glazed door opening to:

#### LOUNGE

11'9 x 11'1

Upvc double glazed window to front, radiator, wall light points, gas fire, wood effect flooring and part glazed door opening to:

#### DINING ROOM

8'9 x 8'6

Upvc double glazed window to side, radiator, wood effect flooring, recessed shelving, stairs to first floor landing with useful storage cupboard below and coving to ceiling. A part glazed door opens to the:

#### KITCHEN

8'4 x 7'4

Fitted with a range of timer trimmed base and wall cupboards complimented by work surface areas incorporating a stainless steel sink unit with upvc double glazed window above, four ring electric hob with oven/grill below, part tiled walls, recessed shelving, space for under counter fridge, radiator and upvc part glazed external door.

#### BATHROOM

Appointed with a white suite of low flush w.c, bath with electric shower over, pedestal wash basin, part tiled walls, radiator, tiled flooring and upvc double glazed window.

### ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

#### LANDING

With ceiling hatch to roof space and radiator.

#### BEDROOM ONE

11'2 x 9'8

A good sized bedroom with upvc double glazed window to front, wood effect flooring, radiator and three built-in wardrobes/storage cupboards.

#### BEDROOM TWO

12'8 x 8'9

Another good sized double bedroom with upvc double glazed window and coving to ceiling.

#### BEDROOM THREE

6'9 x 6'3

Upvc double glazed window to rear, built-in wardrobes and airing cupboard housing the hot water cylinder.

#### OUTSIDE

To the front of the property is a path to the entrance door with low level boundary wall to the front and access to the:

#### GARAGE

13'2 x 9'2

Having metal up and over door, lighting, plumbing for washing machine, wall mounted Baxi gas boiler, rear personal door and window.

#### GARDENS

A gated side path leads to a cottage style courtyard garden enjoying a private and sunny aspect with patio area providing outdoor entertaining space and well stocked flowerbeds.

#### COUNCIL TAX BAND - D