

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	69		
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		Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



High Street, Wrexham, LL12 8PS

Price £275,000

Reference: 19251184

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

Lake Farm is a semi detached property that offers an excellent opportunity to re create a spacious family home located within the desirable village of Gresford, close to the picturesque lake, with its variety of amenities, social facilities and proximity to Wrexham and Chester. The accommodation offers many character features and briefly comprises an enclosed entrance porch, hall, spacious lounge with beams to ceiling, living room with fireplace, kitchen/breakfast room, utility and ground floor w.c. The 1st floor offers 3 double bedrooms and a shower room. Externally, a private drive offers parking and guest parking, 2 garages with possible potential to convert if required and an attractive, good sized lawned garden to the rear with various fruit trees etc. Upvc double glazing and economy 7 heating system. Energy Rating - F (27)

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 to the traffic lights. Turn left onto High Street and immediately prior to the Lake, turn left. After approx 50 yards, bear right towards Lakeside Close and Lake Farm will be observed on the left.

ON THE GROUND FLOOR

Upvc entrance door opening to:

ENCLOSED PORCH

With upvc double glazed windows, tiled flooring and upvc part glazed door opening to:

HALLWAY

Having cottage style doors off.

LOUNGE

14'6 x 12'2

A good sized reception room featuring character beams to ceiling, upvc double glazed window to front and Economy 7 storage heater.

LIVING ROOM

15'1 x 12'0

Upvc double glazed window to front, Economy 7 storage heater, brick fireplace with hearth and beam above, recessed storage cupboards, beams to ceiling and staircase to first floor landing.

KITCHEN/BREAKFAST ROOM

14'0 x 11'2

Having a fitted range of base and wall cupboards with work surface areas incorporating a double drainer stainless steel sink unit, built-in storage cupboard, Economy 7 storage heater and upvc double glazed window.

UTILITY

11'6 x 8'6

Upvc double glazed windows, part glazed stable door, plumbing for washing machine and access to ground floor w.c.

ON THE FIRST FLOOR

Approached via the staircase from the living room into:

BEDROOM ONE

15'7 x 15'4

Upvc double glazed window to front, Economy 7 storage heater and internal door to:

BEDROOM TWO

13'9 x 11'6

Upvc double glazed window to side and two built-in storage cupboards.

BEDROOM THREE

14'9 x 12'2

Upvc double glazed window to front, Economy 7 storage heater and four panel door opening to:

SHOWER ROOM

9'3 x 5'9

Appointed with a pedestal wash basin, low flush w.c, walk-in shower with Mira electric shower unit, upvc double glazed window, part tiled walls and airing cupboard housing the hot water cylinder.

OUTSIDE

The property is approached from the front along a central path either side of two flowerbeds. To the front of the property there are also two garages.

GARAGE ONE

15'4 x 12'5

Having metal up and over door.

GARAGE TWO

15'2 x 12'0

Having metal up and over door, double ceiling height and raised former window to front.

OUTSIDE CONTINUED

A private driveway alongside the property continues to the rear for additional parking, storage shed, good sized lawned garden with a variety of fruit trees, flowerbeds and vegetable patch.

COUNCIL TAX BAND - E