



4 Lake View, Gresford, LL12 8PU
Offers In The Region Of £230,000

NO CHAIN! A fantastic opportunity to purchase a spacious two double bedroom traditional terrace property located in a picturesque setting overlooking the beautiful village lake. Accommodation briefly comprises; entrance hallway, lounge, dining room and kitchen, two double bedrooms and a family bathroom. Externally there is a small front garden, with space to enjoy those beautiful views, and to the rear there is there is a gated parking space, utility and store room and patio area. An internal inspection is absolutely essential to fully appreciate what is on offer for sale. Please contact Wingetts to arrange a viewing. Energy Rating - D

LOCATION

Located overlooking the picturesque lake 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, past the picturesque Lake and the property will be observed immediately after within the row of terrace properties.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENTRANCE HALLWAY

With wood effect laminate floor, upvc front door, door to lounge and carpeted stairs to 1st floor landing.

KITCHEN 8'1 x 8'2 (2.46m x 2.49m)

Appointed with a range of base and wall units, tiled floor, freestanding gas oven and hob and useful store cupboard. Upvc Door leads to rear garden.

LOUNGE 10'10 (max) x 13'1 (max) (3.30m (max) x 3.99m (max))

The lounge enjoys pleasant views of the lake through Upvc double glazed bay window, timber surround, power points, TV Ariel and laminate flooring.

DINING ROOM 12'11 x 11'4 (max) (3.94m x 3.45m (max))

Carpeted flooring, double glazed window to rear, radiator, TV Ariel and power points.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With fitted carpet, radiator, ceiling hatch to roof space and mains wired smoke alarm.

BEDROOM ONE 14'6 (max) x 11'2 (4.42m (max) x 3.40m)

With fitted carpet, double glazed window to the front with lake views, painted cast iron fireplace, power points and radiator.

BEDROOM TWO 12'7 x 8'9 (max) (3.84m x 2.67m (max))

With fitted carpet, double glazed window to the rear, painted cast iron fireplace, power points and radiator.

BATHROOM 8'2 (max) x 8'2 (2.49m (max) x 2.49m)

Single step in the bathroom, vinyl flooring and storage cupboard housing a Glow Worm combi boiler. The bathroom is appointed with a low flush w.c., wash basin and bath with electric shower over.

EXTERIOR

To the rear there is a gated parking space, utility and store room and patio area.

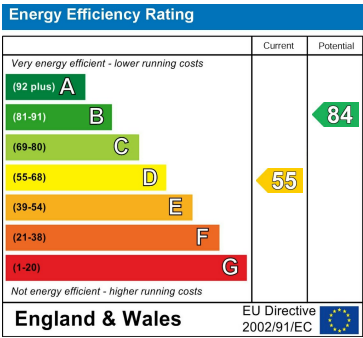


Floor Plan

Area Map



Energy Efficiency Graph



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