

Town & Country

Estate & Letting Agents

Pant Lane, Gresford

Offers In Excess Of £340,000



Built in 1907 and extended at a later date, this attractive and characterful Victorian home sits in an enviable location, just a short stroll from the centre of this highly sought after historic village.

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DESCRIPTION

Benefitting from gas central heating and UPVC double glazing, the property comprises an entrance hall, a double aspect living room, a sitting/play room, dining room, kitchen, utility room, first floor landing, three bedrooms and a bathroom. Externally, double timber farmhouse gates open to pattern concrete off-road parking and iron gated side access Leeds to a paved patio area with an outside water supply, a lawned and shrubbed garden with a timber shed all enclosed by timber fence panels.

LOCATION

The property is located in the popular village of Gresford close to the historic Church and village Lake, and within walking distance of a variety of Shops within the High Street, a Primary School, and other social amenities, whilst Chester and Wrexham provide a more comprehensive offering.

Both Chester and Wrexham Business Parks are within a short drive. Local recreational facilities include sailing at Gresford Sailing Club, local cricket and football clubs, golf at Wrexham Golf Club and some wonderful walks and mountain biking at Maes-Y-Pant Nature Reserve.

The area is well served by state schools including the Rofft and Gresford Primary Schools, both within a short distance, and Darland High School in Rossett. Outstanding independent schools include King's and Queen's School, Chester.

The property is well placed for commuting to the commercial centres of the north west via the A483 running north to south and the A55, North Wales Expressway accessing the North Wales coastline and the M6, M53 and M56 motorway networks. Chester Station offers a direct service to London, Euston within 2 hours.



ENTRANCE HALL

The property is accessed through a UPVC front door with a leaded and stained insert. This opens to oak flooring, a radiator, a staircase off rising to the first floor accommodation with pine spindle balustrades and banister. Stripped pine interior doors off open to the living room and to the dining room.



LIVING ROOM

22'2" x 11'0"

Featuring a bay window to the front elevation, two radiators, a cast iron log burner set within an exposed brick and cast-iron fireplace with a granite hearth and a pine Adams style surround. UPVC double glazed French doors open to the rear garden with a paved patio area and a strip pine internal door opening to the sitting room/playroom.



SITTING/PLAY ROOM

16'0" x 8'4"

This room can be accessed either via UPVC double glazed French doors from the front elevation or a UPVC double glazed door from the rear elevation and there is timber laminate flooring and radiator.



DINING ROOM

15'0" x 8'11"

Featuring oak flooring, a bay window to the front elevation, a radiator, a cast-iron living flame gas fireplace with a granite hearth and pine Adams style surround.





KITCHEN

14'6" x 11'0"

This extended kitchen is fitted with a range of attractive cream wall base and draw units complimented by ornate handles and solid woodwork services which themselves house a Belfast sink with mixer tap and tiled splash backs. Space for a washing machine a dishwasher, a fridge/freezer and there is space for a range cooker with an extractor hood above. The flooring is ceramic tiled with a large, exposed beam and recessed down lights set within the ceiling alongside Vaux skylight. There is a further window to the rear elevation, a radiator, the flooring is ceramic tiled and a pine lever latch door opens to the utility room.



UTILITY ROOM

9'0" x 5'0"

Having a wall mounted Worcester gas combination boiler, a radiator, partially tiled walls and a ceramic tiled floor, recessed down lights set within the ceiling alongside a Velux skylight window. A UPVC double glazed back door opens to the rear garden.



FIRST FLOOR LANDING

The first floor landing has a window to the rear elevation and a continuation of the pine spindle balustrades and banister leading up from the entrance hall. Stripped pine doors off open to bedrooms one, two and three and to the bathroom.



BEDROOM ONE

12'6" x 9'8"

Having a window to the front elevation and a radiator.



BEDROOM TWO

12'0" x 9'8"

Having a window to the front elevation and a radiator.



BEDROOM THREE

9'8" x 7'8"

Also having a window to the front elevation and a radiator.



BATHROOM

9'10" x 5'8"

Installed with a modern white suite comprising a panel bath with a thermostatic shower and protective screen above, a low-level WC, a pedestal wash hand basin with a mixer tap, chrome heated towel rail, partially tiled walls and a ceramic tiled floor, Recessed down lights and an extractor fan are set within the ceiling and an opaque window faces the rear elevation.



EXTERNALLY

Double timber farmhouse gates open to pattern concrete off-road parking and iron gated side access Leeds to a paved patio area with an outside water supply, a lawn and shrubbed garden with a timber shed all enclosed by timber fence panels.

SERVICES

The agents have not tested the appliances listed in the particulars.

Council Tax Band F - £2515

Tenure - Freehold

TO ARRANGE A VIEWING

Strictly by prior appointment with Town and Country Estate Agents Chester on 01244 403900.

TO SUBMIT AN OFFER

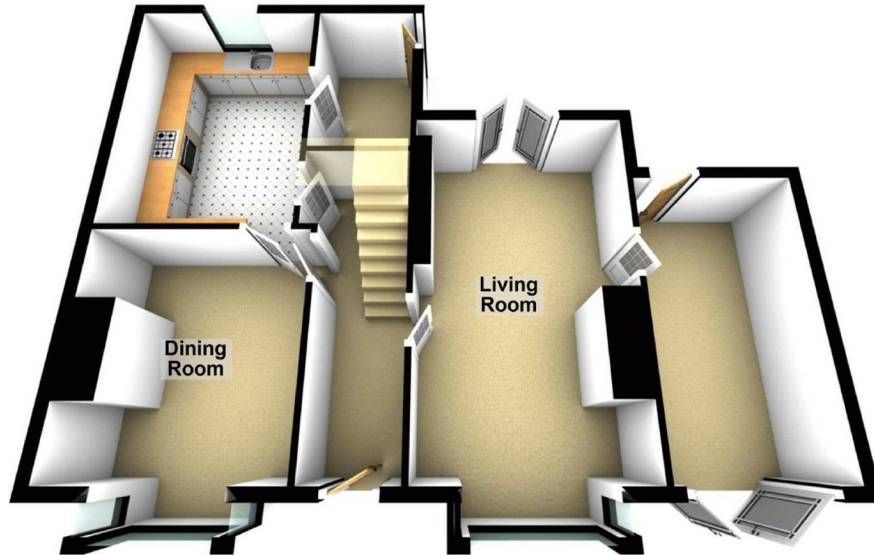
If you would like to submit an offer please contact the Chester office and a member of the team will assist you further.

MORTGAGE SERVICES

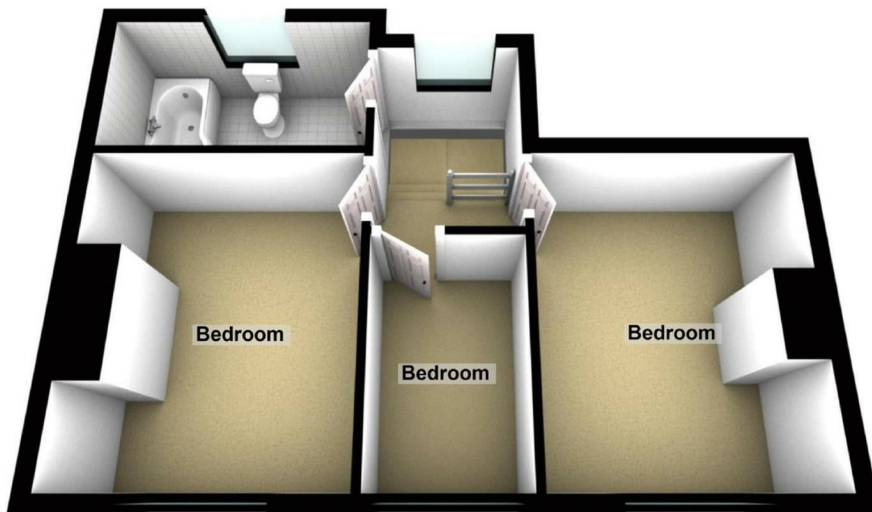
Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.