

# Town & Country

Estate & Letting Agents

Chester Road, Gresford

£625,000



This stunning late 1800s home, located in a family-friendly village, offers a perfect blend of contemporary living and historical charm. The property boasts period features such as sash windows, period fireplaces, stripped pine doors and floorboards. It comprises an inviting entrance hall, living and dining rooms, study, morning room, out-shaped kitchen and utility room. Upstairs, there are four bedrooms, a family bathroom, and an ensuite shower room. The property has manicured gardens, ample parking space, a double garage and a brick outbuilding.

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## DESCRIPTION

This stunning home, constructed in the late 1800s and situated in a highly desirable and family-friendly village, is a must-see to fully appreciate its splendour. Boasting a plethora of period features and character, such as sash windows, some of which have integrated blinds, period fireplaces, stripped pine internal doors, beams, and floorboards that have been sympathetically woven into the property, this home offers a perfect blend of contemporary living and historical charm. The accommodation comprises an inviting entrance hall with stairs leading to the first floor, with access to the living room and dining room. Off the inner hallway are a study, a morning room, and a beautiful out-shaped kitchen/breakfast room with a utility room. The first-floor accommodation includes the family bathroom, with a separate WC, and all four bedrooms, with the principal bedroom enjoying ensuite shower room facilities. The property is approached from Chester Road through a timber gate that leads through the manicured gardens along the gravel pathway to the front door. The front of the property is flanked by photograph pathways leading to the rear of the property, with vehicular access gained through a five-bar, timber farmhouse gate that opens to ample brick block parking and a turning position to the front of a double garage. The garage has a door, power, and light, and an external brick outbuilding with power and light, which is attached to the garage. In summary, this beautiful home boasts a wealth of period features and character while providing modern and comfortable living. The front of the property is accessible through manicured gardens, and the rear of the property has ample parking space and a double garage. The property is a must-see for anyone looking for a blend of historical charm and contemporary living.



## LOCATION

Gresford is a charming and picturesque village located in the county of Wrexham, North Wales and boasts a rich history, with the beautiful 15th century All Saints Church at its centre. The village is surrounded by beautiful countryside and has a strong sense of community and a variety of local amenities, including a post office/convenience store, a primary school and a variety of local pubs to mention just a few. Gresford offers a great location for those looking for a peaceful lifestyle, while still being within easy reach of the cities of Wrexham and Chester. The village is easily accessible by road with good links to the A483 and M56, making it perfect for those who need to commute for work. Gresford is also well-served by public transport, with regular bus services running to the surrounding areas. So overall in brief Gresford is an ideal location for those looking for a peaceful village lifestyle, with all the necessary amenities, and easy access to the major cities and towns.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave Street, turn right onto Castle Street, at the roundabout, take the 1st exit onto Grosvenor Road/A483, at the roundabout, take the 1st exit onto Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the 2nd exit onto A483, keep left to stay on A483, take the slip road to Nantwich/A534, at Gresford Interchange, take the 1st exit onto Chester Road/B5445. The destination will be on the right.

## ENTRANCE HALL

The property is entered through an original front door that opens up to exposed floorboards with stained glass windows either side. The entrance hall is equipped with a radiator, stairs that lead up to the first floor accommodation, a stripped pine internal door that leads to the living room, and a half-glazed strip door that leads to the dining room.



## LIVING ROOM

14'4" x 12'6"

The living room is equipped with a sash window that faces the front elevation, featuring an integrated blind, along with two UPVC double-glazed windows to the side elevation. The room is furnished with two column-style radiators, exposed floorboards, and a picture rail. Furthermore, the living room is highlighted with a central cast log burner set within an Adam-style surround.



## DINING ROOM

16'1" x 12'5"

The dining area boasts a sash window with an integrated blind overlooking the front elevation, two column style radiators with exposed floorboards and full-length, original French doors with integrated shutters opening to the garden. A prominent feature of the room is an open cast fire with a Portuguese limestone surround at its centre.



## STUDY

11'6" x 9'10"

The conducted study has brought to light various elements of the room's interior design, including exposed floorboards, a column style radiator, a sash window located on the side elevation, an ornamental cast-iron fireplace, and stripped pine internal doors. These doors lead to both the cellar and the inner hallway.

## CELLAR

14'2" x 8'7"

With timber laminate flooring, power, light and a radiator.

## INNER HALLWAY

The inner hallway has a column style radiator, stripped pine internal doors, opening to the cloakroom WC, living room and morning room.



## CLOAKROOM WC

Installed with a low-level WC, a wash hand basin, quarry tiled floor and panelled walls.



## KITCHEN/BREAKFAST ROOM

28'3" x 14'0" max

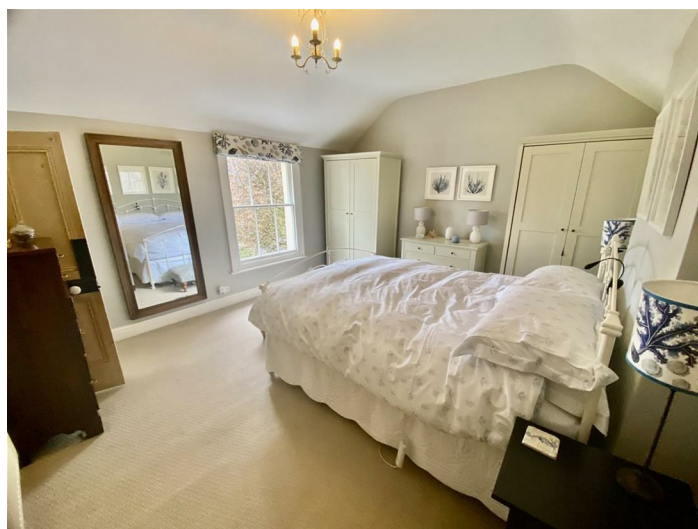
A beautiful light shaped room which is furnished with a range of elegant shaker-style wall, base, and drawer units that are complemented by pewter handles and display cabinets. The quartz work surface space houses a stainless steel one and a half bowl sink unit with mixer tap and matching quartz splashback. The integrated appliances, all of which are AEG, include a stainless steel oven, a stainless steel combination microwave with a warming drawer below, an induction hob with a stainless steel extractor above, and a dishwasher. In addition, the room includes a housing space for an American-style fridge freezer. The breakfast nook features a column-style radiator and an apex window overlooking the rear garden, with skylights set within the ceiling. The room also boasts exposed beams and skylights, and a composite double-glazed door that opens to the rear of the property. An internal lever-latch door leads to the utility room.



## MORNING ROOM

10'6" x 10'5"

The morning room is furnished with a fitted stripped pine floor to ceiling display cabinet, along with a column-style radiator. The room features a sash window to the side elevation as well as UPVC double glazed French doors that open to the rear garden.



## PRINCIPAL BEDROOM

12'8" x 13'10"

The principal bedroom has a sash window facing the front elevation, a radiator and a stripped pine internal door to the ensuite shower room.



## UTILITY ROOM

11'2" x 4'0"

The kitchen space features ceramic tiling and is outfitted with base units. An opaque UPVC double glazed window is situated on the side elevation, while plumbing provisions for a washing machine are in place, complete with a work surface above. Additionally, a wall-mounted Worcester gas combination boiler is present to provide heating and hot water.

## FIRST FLOOR LANDING

With stripped pine internal doors off, opening to the family bathroom, separate WC and all four bedrooms, the principal of which enjoys ensuite facilities.



## ENSUITE SHOWER ROOM

The ensuite shower room has been outfitted with a separate shower enclosure that incorporates an electric-powered shower, a ceramic wash hand basin equipped with a vanity unit and mixer tap, a heated towel rail, and an internal display window with stained glass.



## BEDROOM TWO

13'4" x 14'1"

The second bedroom features a radiator and a sash window facing the front elevation.



## BEDROOM FOUR

10'1" x 7'4"

The fourth bedroom also has a sash window facing the side elevation, a fitted floor to ceiling shell cabinet and a radiator.



## BEDROOM THREE

10'4" x 9'0"

The third bedroom has a sash window to the side elevation, a radiator and a fitted linen cabinet.



## FAMILY BATHROOM

The bathroom suite has been aesthetically designed, featuring a panel bath with a central mixer tap that incorporates a handheld shower extension. The suite also includes a vanity unit with a marble counter and sunken sink with mixer tap, a double showering enclosure with a dual-head thermostatic shower, recessed downlights set within the ceiling, and an extractor fan. Furthermore, there is a column style radiator with an integrated chrome towel rail, and an opaque UPVC double glazed window to the rear elevation.



### SEPARATE WC

Installed with a white, low-level WC, a radiator and an opaque window to the side elevation.



### EXTERNALLY

Access to the properties is gained by foot through a timber gate. The gate leads to a set of stone steps that lead up to gravel pathways, lined with well-manicured gardens, culminating in an impressive facade. Further gravel pathways lead around either side of the property, which is adorned with a lawn to the rear. Vehicular access to the property is gained through a timber five-bar gate that opens to a brick block parking and turning area located in front of a detached double garage and brick outbuilding. Presently being utilized as a utility room with power and light, the outbuilding also features a steel frame dog run. On either side of the property are attractive, well-maintained lawn gardens with gravelled patio areas and shrub borders.



### ADDENDUM

The property owns the driveway which is gravelled, between the five bar gate and old Wrexham Road, with one of the neighbouring properties having pedestrian right of way.





## SERVICES TO PROPERTY

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

Tenure: Freehold

Council Tax Band: G £3072

## 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.**



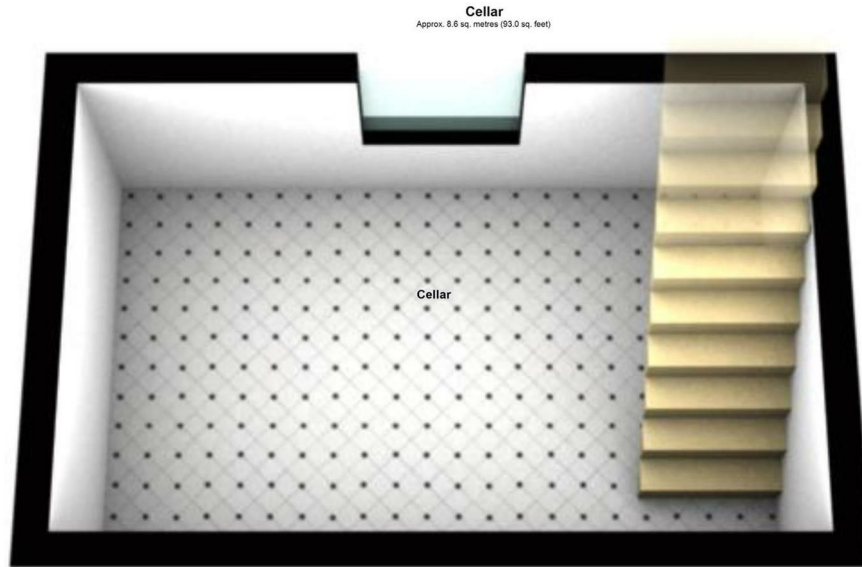
## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

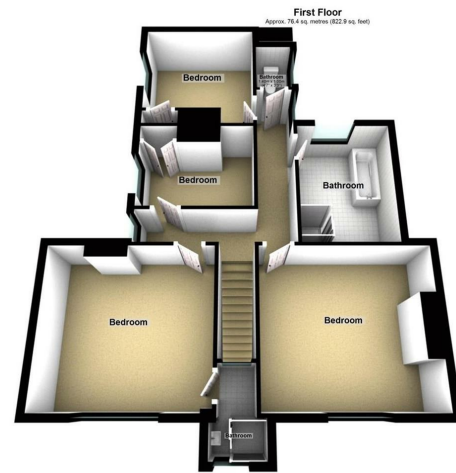
All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

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



Total area: approx. 218.6 sq. metres (2353.0 sq. feet)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	