



**1 Lakeside Close,
Gresford**

£500,000

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homes



Situated small private, gated development in a simply amazing location with stunning elevated views over the Gresford Lake.

The property has been well improved and offers a ready to move into extended home with four double bedrooms.

Approached by a large block paved driveway which leads to single integral garage with a remote operated door.

The living accommodation which is very well presented comprises briefly, entrance hall with cloaks/w/c & separate cloaks cupboard, over 17ft living room with a built feature log effect fire and tv enclosure and views towards the Lake, separate dining room/sitting room with UPVC French doors onto the rear garden.

There is high quality fitted breakfast kitchen with integrated appliances including two "Neff" ovens.

To the first floor there are four double bedrooms with a shower room off bedroom one with built in storage to three bedrooms and amazing views from the front bedrooms with a further main family bathroom with a white suite set off by attractive light grey tiling.

The rear garden is a very private, low maintenance social





area with a covered barbecue area with access to a useful front to back workshop.

FINER POINTS

- * Elevated detached family home with fine views over the Gresford Lake
- * "Worcester" gas boiler with UPVC double glazed windows
- * Fitted wardrobes in three of the four double bedrooms
- * Shower Room off the master bedroom
- * Large block paved driveway with parking for several cars
- * Private rear garden with a separate workshop
- * Great location for a family being a short walk away from the Lake & park
- * Regular bus service to Chester City centre within walking distance of the property
- * Views of the historic All saints Gresford church from the driveway
- * Ready to move into family home with a stunning kitchen & bathroom

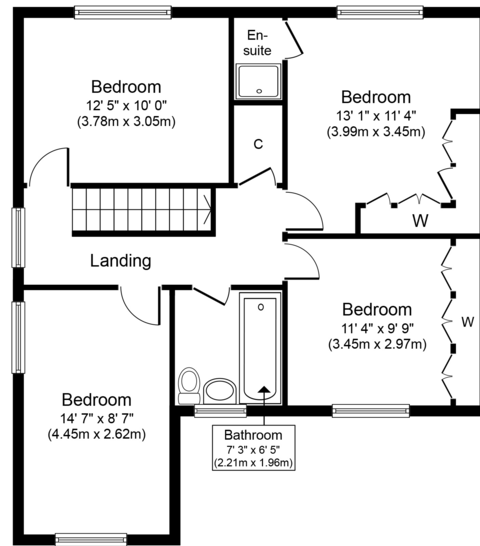
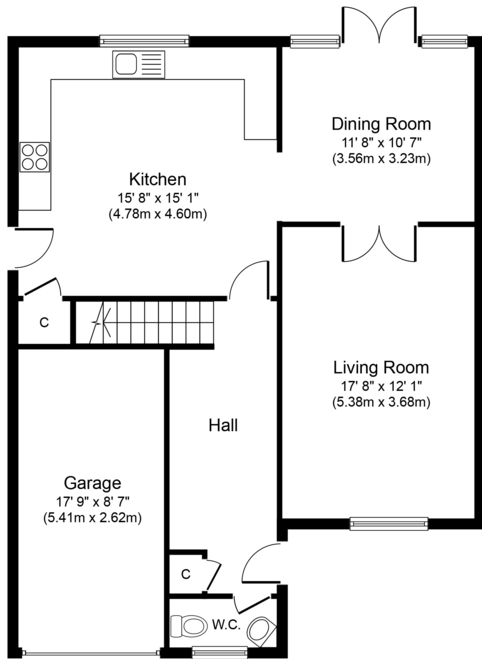
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Tenure: Freehold

Local Authority: Wrexham County Borough Council

Council Tax: Band F

Viewings: By appointment only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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