

**Kiloran, Croeshowell
Lane**

£385,000

CURRANS
homes



Situated in Rossett, conveniently located between Chester and Wrexham, this 3-bedroom semi-detached house offers excellent transport links and ample living space. The property features a large paved driveway with parking for multiple cars and a garage, providing practical and secure off-road parking.

On the ground floor, you are welcomed by a spacious hallway leading to a cosy living room. The galley-style kitchen offers ample storage and functionality, and adjacent to it is another versatile reception room that can be adapted to suit your needs. From the kitchen, you walk through to the orangery, another versatile space that hosts a storage cupboard and a downstairs WC.

Upstairs, the property comprises two double bedrooms, both with fitted wardrobes, providing ample storage space. There is also a third single bedroom. The family bathroom is neutrally tiled and features a three-piece suite.

The exterior of the property includes a back garden with side access to the front. The property benefits from gas central heating and is available with no chain!





FINER POINTS

- *Available with no onward chain!
- *Close to transport links to Chester & Wrexham
- *Ample off road parking & garage
- *Generous sized garden
- *Three versatile reception rooms including an orangery

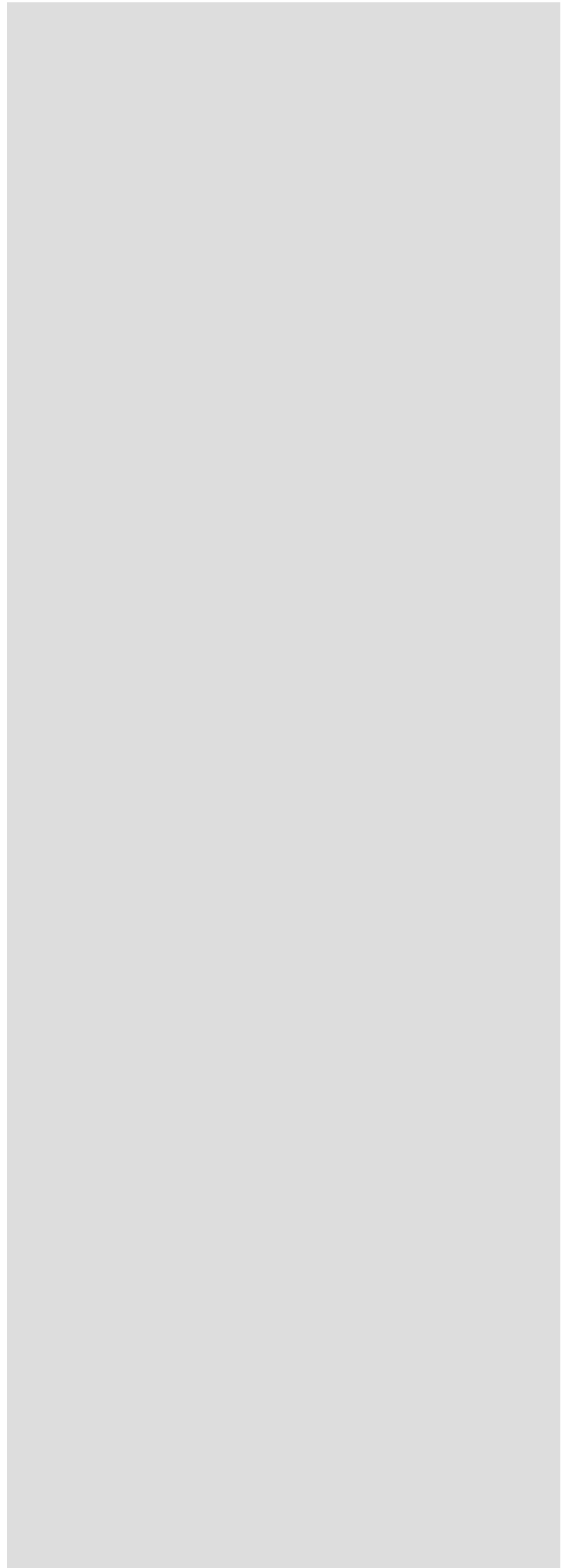
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

Local Authority: Wrexham County Borough Council

Council Tax: Band F

Viewings: By appointment only

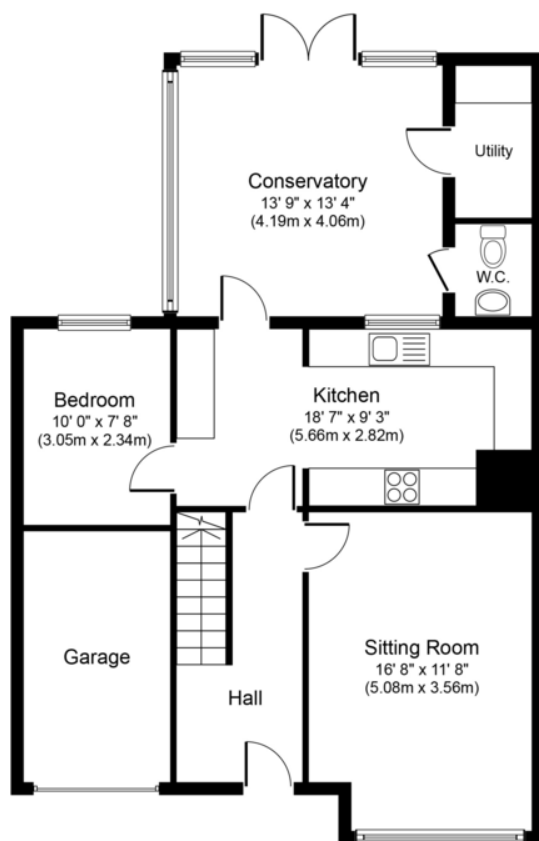




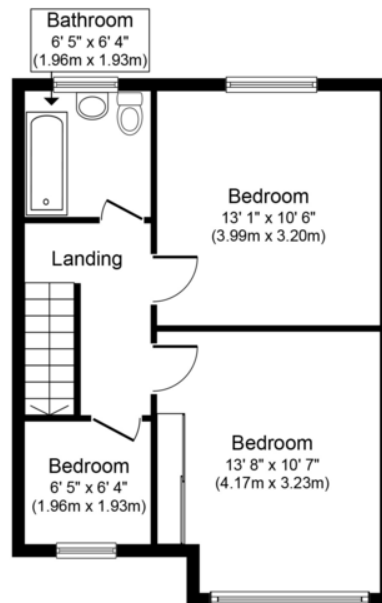
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Ground Floor
Approximate Floor Area
910 sq. ft.
(84.6 sq. m.)



First Floor
Approximate Floor Area
464 sq. ft.
(43.2 sq. m.)

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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