

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £320,000

🏠 4 Bedrooms    🚿 2 Bathrooms

2 Gatehouse Cottages, Vicarage Lane,  
Gresford, Wrexham LL12 8UY

## 2 Gatehouse Cottages, Vicarage Lane, Gresford, Wrexham LL12 8UY

### General Remarks

This property has been modernised and extended over the years and now comprises an enclosed porch; 20 ft lounge diner; study area; sitting room and breakfast kitchen fitted with light oak fronted units incorporating an electric oven, ceramic hob and fridge. Upstairs the landing gives access to a bathroom and four bedrooms (all of which will accommodate a double bed) and the main with a lovely dual aspect overlooking farmland has an en-suite shower room. The cottage has LPG fired central heating and is fitted with PVCu framed double glazing with Georgian bar effect. Outside a coloured concreted patterned drive and front path extends down one side to a patio within the southerly facing rear. There is an oversize integral drive-through garage and a private mainly grassed rear garden with heavily stocked shrub borders and timber summerhouse and an overall depth of approximately 203.41 ft (62m). NO ONGOING CHAIN.



**Location:** The property occupies a lovely rural location being the last on Vicarage Lane before reaching open countryside. It overlooks farmland to the front and side and adjoins the depot of a Dairy at the rear. Gresford is a highly sought after village location which lies on the B5445 between Wrexham (3 miles) and Chester (7 miles). Village amenities include a choice of Primary Schools, Co-Op Convenience Store and a Pub. Further wide ranging facilities are available in the adjoining villages of Marford and nearby Rossett. The nearest access point, junction 6, onto the A483 dual carriageway by-pass is about a mile away.

**Constructed** of pebbledash rendered elevations beneath slated and flat roofs.

## Accommodation

### On The Ground Floor:

**Enclosed Porch:** 5' 1" x 2' 11" (1.55m x 0.89m)

Approached through a PVCu panelled door with obscure double glazed side windows. Glazed door to:

**Lounge/Diner:** 20' 2" x 11' 4" (6.14m x 3.45m) to the chimney breast. Open living flame LPG gas fire to a marble finished fireplace surround. Two PVCu double glazed windows with Georgian bar. Built-in cupboards and book-shelving to alcove. Radiator. Original arched metal window to Sitting Room. Original four-panel pitch-pine door to:

**Study:** 13' 3" x 9' 8" (4.04m x 2.94m) including staircase leading off. Exposed beam ceiling. Radiator. Original four-panel pitch-pine door to:

**Sitting Room:** 12' 9" x 8' 8" (3.88m x 2.64m) Radiator. Electricity meter. Double panel timber doors to:

**Breakfast Kitchen:** 17' 1" x 7' 1" (5.20m x 2.16m)

Fitted light oak shaker style units including a single drainer one-and-a-half-bowl stainless steel sink inset into a range of two-doored base units, one drawer pack and wine-rack with extended work surfaces, beneath which there is plumbing for a washing machine and a built-under electric oven. Separate range of three-doored base units and an integrated fridge opposite. Inset "Teka" ceramic hob with chimney-style filter hood above. Matching seven-doored suspended wall cabinet. Wall mounted "Worcester" LPG boiler. Ceramic tiled splash-back. Two windows overlooking the rear garden. PVCu panelled external door to side. Ceramic tiled floor.

### On The First Floor:

**Landing:** 16' 3" x 2' 11" (4.95m x 0.89m)

**Bedroom 1:** 9' 0" x 15' 2" (2.74m x 4.62m) and 21' 7" (6.57m) to the face of a built-in wardrobe. Dual aspect with outlooks over fields through three windows. Two radiators. Two over-bed wall-lights.

**En-Suite Shower Room:** 9' 4" x 7' 10" (2.84m x 2.39m) maximum. Fitted three piece white suite comprising a vanity wash hand basin with illuminated mirror above, close coupled w.c. and 1m square shower tray with screen enclosure and "Mira" electric shower. Fully tiled walls. Tall ladder radiator. Ceramic tiled floor.

**Bedroom 2:** 11' 5" x 10' 0" (3.48m x 3.05m) including fitted double wardrobe and chest of drawers. Exposed roof purlins. Radiator. Views over fields.

**Bedroom 3:** 11' 4" x 9' 4" (3.45m x 2.84m) average. Fitted double wardrobe. Radiator. Exposed purlins. Views over fields.









**Bedroom 4:** 12' 9" x 8' 10" (3.88m x 2.69m) including fitted book-shelving. Radiator. Window overlooking the rear garden.

**Bathroom:** 9' 11" x 6' 1" (3.02m x 1.85m) average. Fitted three piece pampas shaded suite comprising a panelled bath, pedestal wash hand basin and close coupled w.c. Half tiled walls. Ceramic tiled floor. Linen and cylinder cupboards over stairs. Radiator.

**Outside:** A coloured patterned concrete drive and pathway extends down the side of the house to a Patio Area within the southerly-facing rear garden. There is an Integral Garage 25'6" x 9'2" (7.77m x 2.79m) and 10'6" (3.20m) fitted with metal up and over doors to both front and rear. Shrubbery front garden with mature tree. Mainly grassed rear garden having a southerly aspect and a depth overall of approximately 203.41 ft (62m). A winding flagged pathway leads through the garden with heavily stocked shrubbery borders to an end Seating Area with timber built Summerhouse.

**Services:** The property is understood to be connected to mains water and electricity subject to statutory regulations. The foul drainage is understood to be to a private tank. The central heating is a conventional radiator system effected by a modern LPG-fired boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion. NO ON-GOING CHAIN.

**Note:** The fitted floor and window coverings are to be included at the sale price.

**Viewing:** By prior appointment with the Agents.

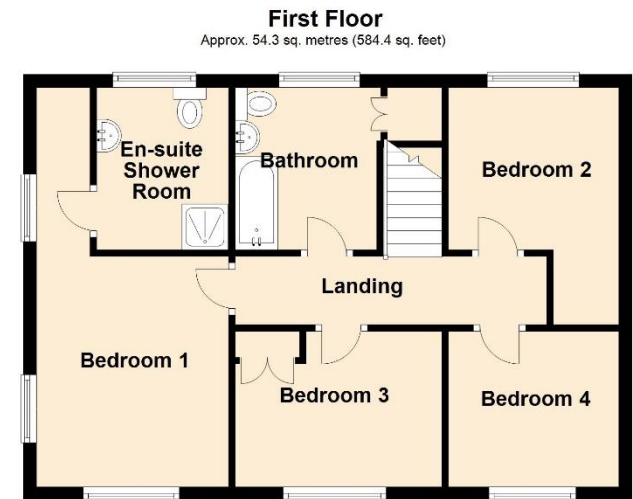
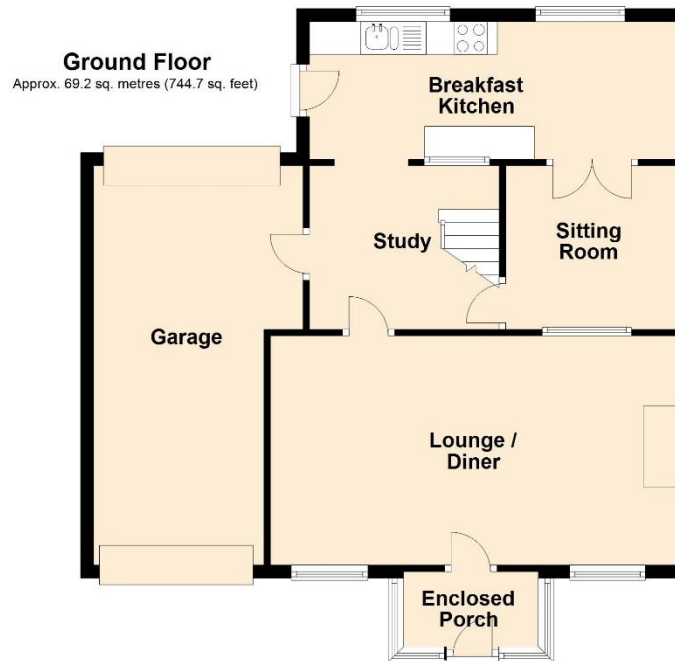
**EPC:** EPC Rating – 25|F.

**Council Tax Band:** The property is valued in Band "F".

**Directions:** For satellite navigation use LL12 8UY. Leave the A483 town by-pass at junction 6 signposted Wrexham Industrial Estate and A534 Nantwich then follow the B5445 for a distance of approximately a mile into Gresford. At the first set of traffic lights turn second right onto Vicarage Lane. Proceed for about half a mile when the property will eventually be seen on the right just after passing the entrance into Willis' Dairies.

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