

Town & Country

Estate & Letting Agents

High Street, Wrexham

No Onward Chain £189,950



Located at the heart of this perennially desirable village, just a short walk from all Saints Church, and the renowned Gresford lake. This property is a two bedroom mid terrace that benefits from gas, central heating and a living room with an open fireplace. Hallway with stairs rising to the first floor accommodation, a kitchen, ground floor bathroom and off the first floor landing are two bedrooms. Externally to the front of the property is a well-stocked shrub garden whilst the rear garden is predominantly laid to lawn with a timber shed. This property is available for purchase with the benefit of no onward chain.

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Location

Gresford is a charming and picturesque village located in the county of Wrexham, North Wales and boasts a rich history. The beautiful 15th century All Saints Church is also located 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. Gresford offers a great location for those looking for a peaceful and idyllic 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. Overall Gresford is an ideal location for those looking for a peaceful and tranquil village lifestyle, with all the necessary amenities, and easy access to the major cities and towns.



Living Room

16'2" by 11'5"

The property is entered through a timber panelling glazed front door with a window facing the front elevation. Timber laminate flooring, exposed central ceiling beam, open fire set with an exposed brick surround and open Thruway that leads to the inner hall.

Inner Hall

Timber laminate flooring, open three-way leading to the kitchen and stairs rising to the first floor accommodation.



Kitchen

10'2" x 5'8"

Fitted with a range of woodgrain style, wall base and drawer units, complimented by stainless steel handles. Worksurface space has a stainless steel single drainer sink unit with a mixer tap, tile splashback and Integrated appliances. Oven, hob, radiator and a glazed back door. There is an area between the kitchen and the bathroom which has plumbing, space

for the washing machine and shelving above.

First Floor Landing

Radiator and doors opening to both bedrooms.



Bedroom One

11'5" by 10'

Window facing the front elevation, radiator and a built-in double wardrobe.



Bedroom Two

9'2" by 8'2"

Window to the rear elevation, radiator and housing a gas combination boiler (recently installed).



Bathroom

7'2" by 4'8"

Containing a panel bath with a thermostatic shower above, low-level WC, wash handbasin, partially tiled walls, radiator and a Peg window facing the rear elevation.



Externally

To the front of the property A pathway leads to the front door alongside a shrub garden. The rear garden is predominantly laid to lawn with a timber shed to the rear.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on.

To Make An Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

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

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones 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 Wrexham office on . Gary Jones 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. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

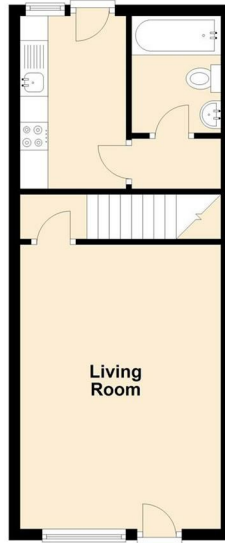
Hours Of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

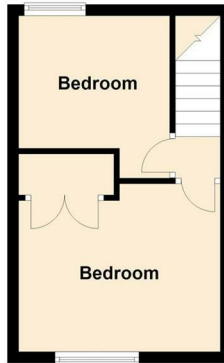
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Ground Floor

Approx. 33.1 sq. metres (356.5 sq. feet)

Total area: approx. 54.7 sq. metres (589.0 sq. feet)



First Floor

Approx. 21.6 sq. metres (232.5 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 must 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	