



14

Gresford | Wrexham | LL12 8UD

Offers In The Region Of £250,000

MONOPOLY
BUY ■ SELL ■ RENT





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Situated within a quiet cul-de-sac in the sought-after village of Gresford is this extended three-bedroom semi-detached family home, offered for sale with no onward chain. The property provides spacious and versatile living accommodation throughout, ideal for families or those seeking extra ground-floor space. In brief, the internal accommodation comprises an entrance porch, entrance hallway, open plan living and dining room, kitchen, utility room, downstairs WC, and a study/home office to the ground floor. To the first floor, there is a landing area with storage, three generous bedrooms, and a family bathroom. Externally, the property benefits from pleasant gardens to the front and rear, a driveway providing off-road parking, and a detached garage. Maxwell Close is located in the ever-popular village of Gresford, which offers a wealth of amenities including local shops, highly regarded schools, cafés, restaurants, and medical facilities. The village is also home to Gresford Lake and nearby Acton Park, both providing scenic walks and green spaces. There are excellent transport links to Wrexham City Centre, Chester, and the A483, making this a convenient and desirable place to live.

- THREE BEDROOM EXTENDED SEMI-DETACHED HOME
- DETACHED GARAGE AND DRIVEWAY
- ENTRANCE PORCH AND HALLWAY
- SPACIOUS OPEN PLAN LIVING/DINING AREA
- KITCHEN WITH SEPARATE UTILITY
- DOWNSTAIRS WC
- OFFICE
- GARDENS FRONT AND REAR
- SOUGHT AFTER RESIDENTIAL LOCATION OF GRESFORD
- NO ONWARD CHAIN



Entrance Porch

UPVC double glazed door leads into entrance hall with carpet flooring and door into hall.

Entrance Hall

Carpet flooring, stairs to first floor, ceiling light point, panelled radiator door into lounge.

Living Room

Spacious open plan room with uPVC double glazed window to the front elevation. Brick built fire area with electric fire, two wall lights, ceiling light point, panelled radiator and carpet flooring.

Dining Area

Flowing from the living room with sliding doors to the garden area, cupboard into under-stairs storage, carpet flooring, panelled radiator, ceiling light point and door into kitchen.

Kitchen

Housing a range of wall, drawer and base units with work surface over. Integrated under counter fridge, electric oven, hob and extractor. Composite sink unit with mixer tap over. Tiled flooring, ceiling light point, panelled radiator, cupboard housing boiler, door into rear porch/utility and uPVC double glazed window to the rear.

Utility

UPVC double glazed window to the front and uPVC double glazed frosted door to the rear garden area. Work surface with storage cupboard. Tiled flooring, ceiling light point, plumbing for washing machine and doors into downstairs WC and study.

Downstairs WC

Two piece suite comprising WC and wash hand basin. Tiled flooring, ceiling light point, panelled radiator and uPVC frosted window to the rear.

Office

UPVC double glazed window to the side elevation. Wooden laminate flooring, ceiling light point and panelled radiator.

Landing Area

Airing cupboard housing water cylinder, carpet flooring, access to loft, ceiling light point, doors into bedrooms and bathroom.

Bedroom One

Spacious bedroom with two uPVC double glazed windows to the rear elevation. Fitted with a range of wardrobes, carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Fitted range of wardrobes, carpet flooring, panelled radiator and ceiling light point.

Bedroom Three

UPVC double glazed window to the front elevation. Built in cupboard with shelving, carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising WC, pedestal wash hand basin and corner bath with electric shower over. Vinyl flooring, tiled walls, ceiling light point, panelled radiator and uPVC double glazed frosted window to the side elevation.

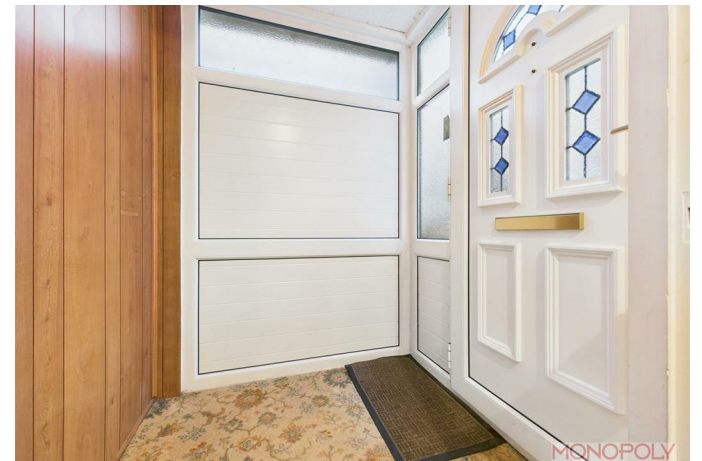
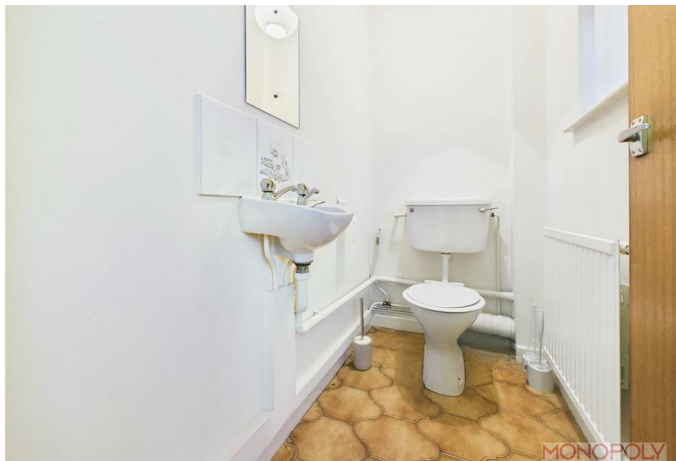
Garage

Detached garage with up and over door, lighting and additional side access door.

Outside

Situated on a corner plot at the end of a cul-de-sac, the property benefits from a pleasant lawned garden





area to the front with established shrubberies and trees. Alongside the property you will find a tarmacadam driveway with access to a detached garage along with space surrounding the garage for storage. The rear garden area comprises of mainly lawned grass with established shrubberies and trees. Additionally there is an outside tap and lighting.

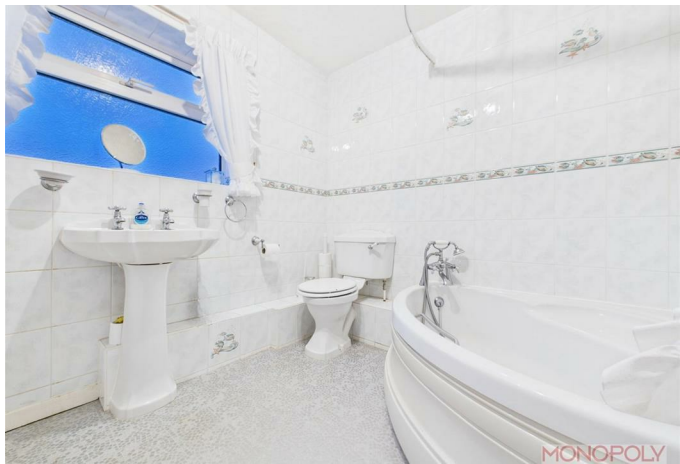
Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







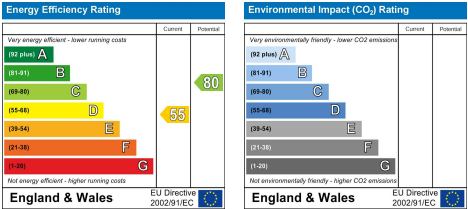


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