



Old Wrexham Road | Gresford | Wrexham | LL12 8UA

Offers in the region of £260,000



ROSE RESIDENTIAL

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This beautifully presented property offers bright and well-proportioned accommodation throughout, finished to a high standard and ready to move straight into. The property features a spacious reception room with newly laid herringbone-style flooring, leading through to a stunning contemporary shaker-style kitchen/diner flooded with natural light from a rear-facing window and patio doors, complete with integrated appliances and ample dining space. Upstairs, there are three bedrooms, including two doubles and a versatile third bedroom, alongside a recently upgraded bathroom fitted with a stylish modern suite and patterned tiled flooring. Externally, the home benefits from a gravelled driveway providing off-road parking to the front, while to the rear is an enclosed, low-maintenance gravelled garden with panelled fencing and gated access - creating a practical and attractive home ideal for modern family living.

Entrance and Hallway

A side facing uPVC panelled door opens into a spacious hallway, featuring a front facing, high-level uPVC double glazed window with privacy glass. The hallway also houses both the electric and gas meters for the property. A further glazed door opens into the Lounge.

Lounge

12'7" x 16'10" (3.86m x 5.14m)

A well proportioned reception room featuring a front facing uPVC double glazed window, newly laid herringbone-style flooring, and a radiator. Stairs rise to the first floor with a useful storage cupboard beneath, while a further glazed door provides access to the kitchen/diner, creating a natural flow through the ground floor accommodation.





Kitchen/Diner

16'11" x 11'4" (5.17m x 3.46m)

Flooded with natural light from a rear facing uPVC double glazed window and patio doors, this bright and airy kitchen/dining space has been finished to an exceptional standard throughout. The contemporary shaker-style kitchen offers generous storage, complemented by marble effect laminate worktops and an inset stainless steel sink with mixer tap and draining board. Integrated appliances include an electric oven with hob and extractor fan over, fridge/freezer, dishwasher, and washing machine - ensuring both style and convenience. The well proportioned layout easily accommodates a dining table, creating the perfect setting for everyday family living and entertaining alike. Stylish herringbone-pattern flooring and a neutral décor scheme complete the space, delivering a practical yet elegant hub at the heart of the home.

Stairs and Landing

A newly carpeted staircase ascends from the Lounge to a generous landing. The space feels open and airy, with doors leading to the bedrooms, bathroom, and a handy storage cupboard.

Bedroom One

10'9" (max) x 21'11" (3.28m (max) x 6.69m)

This well proportioned bedroom benefits from a front facing uPVC double glazed window, newly fitted carpet, and a radiator, creating a bright and comfortable bedroom.

Bedroom Two

11'5" (max) x 12'1" (3.48m (max) x 3.69m)

Another comfortable double bedroom with rear facing Velux window, radiator and newly fitted carpet.

Bedroom Three

7'10" x 8'7" (2.41m x 2.63m)

The smallest of the three bedrooms, this versatile space is ideal as a single bedroom, home office, or dressing room. It features a front facing uPVC double glazed window, radiator, and newly fitted carpet.



Family Bathroom

A recently upgraded bathroom, beautifully appointed with a newly fitted suite comprising a panelled bath with side facing glazed shower screen and mains-fed shower over, a vanity sink unit with drawers below, and a low-level WC. The space is further enhanced by a chrome heated towel rail, Velux window allowing for natural light, and newly laid patterned tiled flooring, creating a fresh and contemporary finish.

External

To the front of the property, a gravelled driveway provides convenient off-road parking.

To the rear, there is an enclosed gravelled garden, bordered by panelled fencing and benefiting from a rear gated access path, offering a low-maintenance and secure outdoor space.

Disclaimer

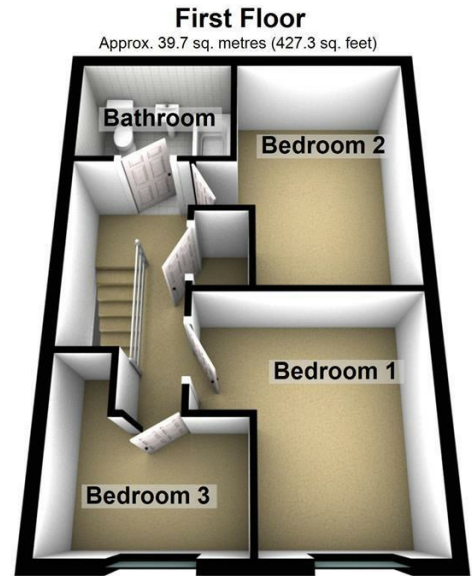
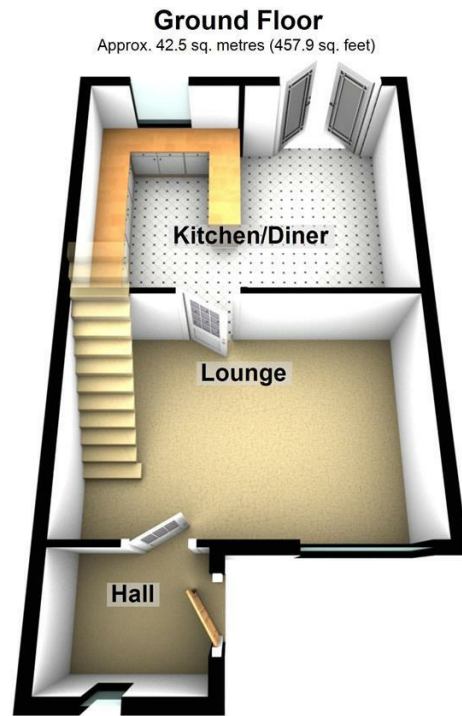
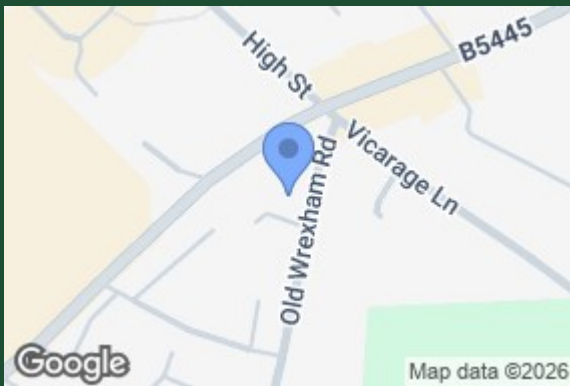
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Total area: approx. 82.2 sq. metres (885.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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