



## **1 Pilkington Cottages, Erbistock, Wrexham, LL13 0DN**

**Price £325,000**

Set behind double gates is this spacious 3 bedroom semi detached house set amongst a large mainly lawned garden with lovely views over open countryside located within the much favoured small village of Erbistock with its stunning rural surroundings providing pleasant riverside walks and 2 popular pubs/restaurants. The accommodation has the benefit of Upvc double glazing and oil fired central heating via a combination boiler and briefly comprises a welcoming hall with stairs off to 1st floor and useful store cupboard below, lounge with log burner, dining room with French doors opening to the rear garden, fitted kitchen, side storage room with gardeners w.c. and boiler room. The 1st floor landing connects the 3 good sized bedrooms, all with pleasant countryside views, and a shower room. To the outside, a private drive provides ample parking and guest parking alongside a lawned front garden, car port leading to a detached garage. The rear garden provides an excellent outdoor entertaining space for both children and adults being mainly lawned with privacy hedging to boundaries. Originally built as using a non conventional type of construction but having undergone improvements. Interested parties should consult with a mortgage adviser prior to submitting an offer. NO CHAIN. Energy Rating - D (62)

## LOCATION

Set amongst beautiful countryside in the village of Erbistock approximately 6 miles from Wrexham City centre and 2 mile from the village of Overton with its convenient range of amenities and primary school. The popular secondary school at Penley is within the catchment. Erbistock has 2 pubs/restaurants within walking distance being The Cross Foxes at Overton Bridge and the famous 17th century Boat Inn which stands on the banks of the River Dee and provides a stunning setting. Good road links provide daily access to Wrexham, Chester and Shropshire to allow for daily commuting to the commercial centres of the region.

## DIRECTIONS

From Wrexham proceed along the A525 in the direction of Whitchurch taking the right turn signposted Overton opposite the church in Marchwiell. Continue for approx. 2 miles, over a roundabout and after approx. a further 1 mile turn right immediately prior to The Cross Foxes Public House. Proceed along the country lane towards The Boat Inn, until Pilkington Cottages will be observed on the right.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With stairs to first floor landing having useful storage cupboard below, radiator, wood effect flooring and mains wired smoke alarm.

### LOUNGE 12'9" x 10'9" (3.9m x 3.3m)

Upvc double glazed window providing a pleasant aspect overlooking the rear garden, radiator, wood effect flooring, log burner set within chimney breast, recessed storage cupboard, recessed shelving and wall light point.

### DINING ROOM 10'9" x 10'2" (3.3m x 3.1m)

Upvc double glazed French doors leading to the rear garden, radiator and wood effect flooring.

### KITCHEN 11'9" x 6'10" (3.6m x 2.1m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a single drainer sink unit with mixer tap and upvc double glazed window above, two radiators, electric cooker point, plumbing for washing machine, fully tiled walls, tiled flooring and upvc part glazed external door.

## SIDE COVERED AREA

Upvc part glazed doors to both front and rear, work surface area, double electric socket, lighting, upvc double glazed window, tiled flooring, gardeners w.c off and storeroom housing the Worcester oil fired central heating boiler.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With gallery over stairwell, upvc double glazed window and ceiling hatch to roof space.

### BEDROOM ONE 13'5" x 10'9" (4.1m x 3.3m)

Upvc double glazed window with lovely countryside views to the rear, radiator and built-in storage cupboard.

### BEDROOM TWO 11'9" x 10'9" (3.6m x 3.3m)

Upvc double glazed window, radiator and built-in storage cupboard including a radiator.

### BEDROOM THREE 10'5" x 6'10" (3.2m x 2.1m)

Upvc double glazed window to front, radiator and built-in storage cupboard.

## SHOWER ROOM

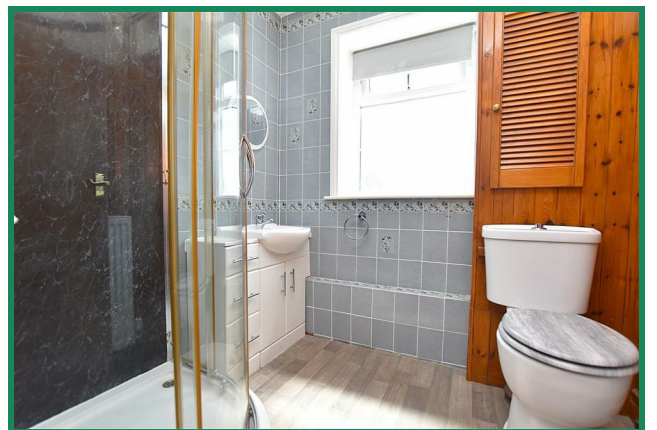
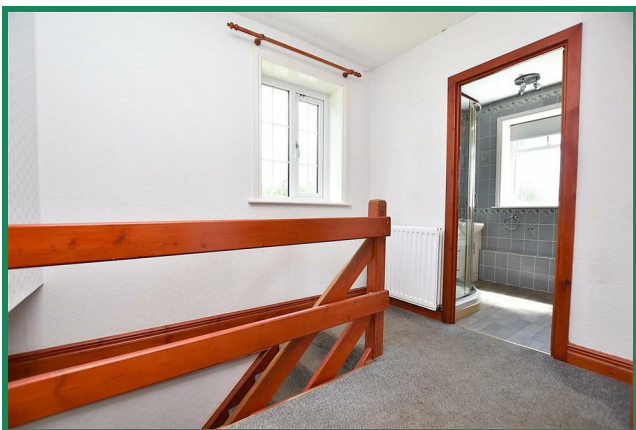
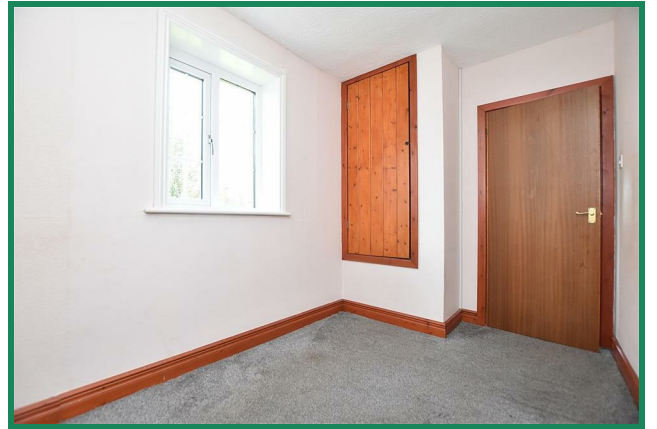
Appointed with a low flush w.c, corner shower enclosure with wipe clean wall panels and electric shower unit, wash basin set within vanity unit, radiator, part tiled walls, upvc double glazed window and extractor fan.

## OUTSIDE

The property is approached through double metal gates leading to a private driveway providing ample parking and guest parking which continues to a carport with garage beyond. The front garden is mainly lawned with a decorative gravelled path to entrance door and privacy hedging. The large rear garden is a particular feature being mainly lawned and providing an excellent outdoor entertaining space for childrens ball games with privacy hedging providing a safe and secure environment.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

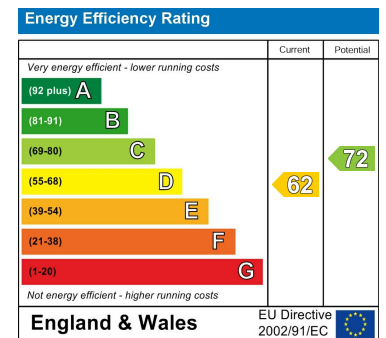




### Area Map



### Energy Efficiency Graph



**Wingetts**  
More than just estate agents

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.

29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk