

Town & Country

Estate & Letting Agents

Mountain View, Harwoods Lane, Rossett

£200,000



A three-bedroom semi-detached property situated in the highly desirable village of Rossett, offering convenient access to both Wrexham and Chester. The accommodation includes a living room, fitted kitchen, ground-floor bathroom and three well-proportioned bedrooms. Externally, the property benefits from ample off-road parking, a detached garage and a generous enclosed rear garden.

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DESCRIPTION

Situated within the highly desirable village of Rossett, conveniently positioned between Wrexham and Chester, is this three-bedroom semi-detached property offering well-proportioned accommodation, ample off-road parking, a detached garage and a generous rear garden.

Benefitting from oil-fired central heating and UPVC double glazing, the accommodation briefly comprises an entrance porch, hallway, living room, fitted kitchen, side hallway and ground-floor bathroom. To the first floor, the landing provides access to three well-proportioned bedrooms.

Externally, a timber farmhouse-style gate opens to a generous driveway providing ample off-road parking, with double iron gates to the side giving access to the detached brick-built garage and rear garden. The long rear garden features a concrete patio area, established borders and is predominantly enclosed by timber fencing.

The property offers excellent potential for buyers looking to create a wonderful family home within this popular and convenient village location.

LOCATION

Mountain View is situated within the popular village of Rossett, conveniently positioned between Wrexham and Chester. The village and surrounding

area offer access to a range of everyday amenities and schooling, while its position makes it well placed for those commuting towards either Wrexham or Chester and for connections to the wider road network.

EXTERNALLY FRONT

A timber farmhouse-style gate opens to a generous driveway providing ample off-road parking. Double iron gates to the side provide access to the detached garage and rear garden. An external light is positioned to the left-hand side of the front entrance door.

ENTRANCE PORCH

6'3" x 3'6"

The property is entered through an opaque UPVC double-glazed entrance door, opening into the entrance porch. With windows to either side elevation, radiator and an opaque UPVC double-glazed door opening into the hallway.

HALLWAY

With staircase rising to the first-floor accommodation, radiator and door opening into the living room.



LIVING ROOM

14'4" x 11'2"

A well-proportioned reception room featuring wood-grain-effect laminate flooring, window to the front elevation with radiator, feature Adam-style fireplace and door opening into the kitchen.



KITCHEN

11'1" x 8'7"

Fitted with a range of light wood-grain-effect wall, base and drawer units complemented by stainless-steel handles and work surface space incorporating a stainless-steel single-drainer sink with mixer tap and tiled splashback.

There is a floor-standing Worcester oil-fired boiler, space for a cooker with stainless-steel extractor hood above, space and plumbing for a washing machine, radiator and two windows overlooking the rear elevation. A door opens into the side hallway.

SIDE HALLWAY

With a door opening to an understairs storage cupboard, a further door leading to the bathroom and an opaque UPVC double-glazed external door providing access to the side elevation.

FIRST FLOOR LANDING

With window to the side elevation, access to the loft space and doors opening to all three bedrooms.



BEDROOM ONE

14'4" x 9'0"

A spacious double bedroom with window to the front elevation and radiator beneath, ornamental fireplace, built-in cupboard housing the hot water cylinder and a curtain-fronted double wardrobe.



BEDROOM TWO

11'0" x 9'3"

A well-proportioned bedroom featuring wood-grain-effect laminate flooring, ornamental fireplace and window overlooking the rear elevation with radiator beneath.



BEDROOM THREE

8'0" x 7'6"

With window overlooking the rear elevation and radiator beneath.



BATHROOM

5'0" x 5'5"

Fitted with a coloured three-piece suite comprising a panelled bath with mixer tap and handheld shower attachment, together with an electric shower above, low-level WC and wash hand basin.

With tiled walls, radiator and opaque window to the rear elevation.



REAR GARDEN

The property benefits from a generous and particularly long rear garden, with a concrete patio area providing space for outdoor seating and entertaining.

The remainder of the garden incorporates established borders, with the oil tank positioned in the far right-hand corner, and is predominantly enclosed by timber fence panels.



GARAGE

17'2" x 9'6"

A detached brick-built garage with pitched roof, power and lighting, electric roller door to the front, single-glazed window to the side elevation and pedestrian side access door.

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 01978 291345.

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.

Services (Wrexham)

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

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.



AWAITING FLOORPLAN

COMING SOON

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC