



BOWEN

PROPERTY SINCE 1862

Asking Price £220,000

🏠 3 Bedrooms 🚿 1 Bathroom

6 Chestnut Close, Gresford,
Wrexham LL12 8ER

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this extended three bedroom semi-detached house is located in a small cul-de-sac in the highly favoured village of Gresford. The property is well presented throughout but does offer buyers the potential to further enhance and modernise the living accommodation to their own tastes. The private rear garden is another major selling point. Internally the property briefly comprises an entrance hallway, living room, dual aspect kitchen which could be reconfigured to make space for a breakfast area, conservatory overlooking the rear garden, landing, main bedroom, two further bedrooms and a shower room with a white suite. Viewing advised.



Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. Radiator.

Living Room: 19' 5" x 12' 5" (5.92m x 3.79m) PVCu double glazed window to the front elevation. PVCu double glazed patio doors to the rear elevation. Two radiators. Wood-effect flooring. Gas fire. Dado rail. Coved ceiling.

Conservatory: 11' 9" x 9' 10" (3.58m x 3.00m) PVCu double glazed French doors to the rear elevation. PVCu double glazed windows to the rear and side elevations. Tiled floor. Gas heater.

Kitchen: 18' 9" x 9' 3" (5.72m x 2.83m) maximum. PVCu double glazed door to the side elevation. PVCu double glazed windows to the side and rear elevations. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Gas point for cooker. Cooker hood. Space for fridge/freezer. Plumbing for washing machine. Storage cupboard. Radiator. Tiled floor. Wall tiling. "Worcester" combination boiler.

On The First Floor:

Landing: Radiator. Attic hatch. Storage cupboard.

Bedroom 1: 16' 0" x 10' 0" (4.87m x 3.04m) Two PVCu double glazed windows to the front elevation. Radiator.

Bedroom 2: 9' 6" x 9' 3" (2.90m x 2.82m) PVCu double glazed window to the rear elevation. Radiator. Storage cupboard.

Bedroom 3: 10' 0" x 6' 2" (3.04m x 1.87m) PVCu double glazed window to the front elevation. Radiator.

Shower Room: 8' 1" x 4' 6" (2.47m x 1.36m) Three PVCu double glazed windows to the rear elevation. White three piece suite comprising a shower cubicle, wash hand basin inset into cabinet and low level w.c. Heated towel rail. Radiator. Tiled floor and walls.

Outside: Externally there is a driveway to the front of the property providing Off-Road Parking for multiple cars. The rear garden, which enjoys a good degree of privacy, has been paved for ease of maintenance and is bordered by mature hedging.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - Awaited.









Council Tax Band: The property is valued in Band "D".

Directions: Leave Wrexham on Chester Road and at the Gresford roundabout take the fifth exit and proceed in the direction of Gresford. Once in Gresford continue through the traffic lights and once you pass Alf Jones Cycles on the right, take a left-hand turning into Pant Olwen. Take the first left into Poplar Avenue and then left again into Chestnut Close and the property will be observed on the left-hand side of the cul-de-sac.

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