

# BOWEN

PROPERTY SINCE 1862



Asking Price £289,500

3 Bedrooms 1 Bathroom

2 Butts Hill Court, Chester Road,  
Gresford, Wrexham LL12 8NH

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### General Remarks

A modern three bedroom / two reception room detached village property on level ground of a wide range of day-to-day amenities. The property has the benefits of modern replacement double glazed windows and an up-to-date central heating boiler. The kitchen is fitted with a range of alder-effect panel-fronted units, which include built-in gas hob, electric oven, integrated dishwasher and refrigerator and freezer, whilst the bathroom has been refitted with a modern shower room finished in white having chrome finished fittings. The property occupies a level rectangular plot with parking to the front and garage, whilst at the rear the garden is finished with lawn from a deep paved patio, which affords considerable privacy.

### Accommodation

#### On The Ground Floor:

**Entrance Hall:** 8' 8" x 4' 6" (2.64m x 1.38m) Approached through a double glazed door with lead-lighted reveal. Intruder alarm control. Fitted coat hooks.



**Cloakroom:** 4' 5" x 2' 6" (1.34m x 0.75m) Fitted with a two piece suite finished in "whisper peach" comprising close flush w.c. and wall mounted wash hand basin. Double glazed window. Tiled splash-back to wash basin.

**Lounge:** 14' 4" x 13' 4" (4.36m x 4.07m) Fitted marbled fire surround and hearth with central living flame coal-effect gas fire. Television aerial point. Telephone point. Two radiators. Coved finish to ceiling. Three wall-light points. Central heating thermostat. Double doors to:

**Dining Room:** 11' 11" x 8' 10" (3.62m x 2.70m) Double glazed French windows to rear patio and garden. Wall-light points. Radiator. Double glazed window to side.

**Kitchen:** 11' 5" x 7' 9" (3.47m x 2.35m) Extensively fitted with range of "alder" panel-effect fronted units comprising stainless steel single drainer sink unit set into a range of base storage cupboards including built-in wine-rack and drawer pack with utensil drawer. Integrated dishwasher. Fitted laminate-topped work surfaces having inset four-ring gas hob with range of matching suspended wall cabinets having integrated cooker hood. Separate base and wall storage cupboards including eye-level double electric oven and grill having adjacent integrated refrigerator and freezer. Tiling to floor. Tiling to work areas. Concealed pelmet under-lighting to wall cabinets. Double glazed window. Double glazed back door.

#### On The First Floor:

**Landing:** 9' 5" x 8' 2" (2.86m x 2.49m) Loft access-point to insulated roof space. Airing cupboard containing hot water cylinder with immersion heater. Smoke alarm. Double glazed window.

**Bedroom 1:** 15' 0" x 11' 4" (4.56m x 3.45m) Measured to the face of a full-length range of sliding door mirror-fronted wardrobes containing drawer pack, hanging rail and fitted shelving. Further matching double mirror-fronted wardrobe containing hanging rails and fitted shelving.

Deep linen cupboard to over-stair recess. Double glazed window. Radiator.

**Bedroom 2:** 10' 4" x 9' 5" (3.14m x 2.87m) Fitted sliding door mirror-fronted wardrobes containing drawer pack, hanging rail and fitted shelving. Double glazed window. Radiator.

**Bedroom 3:** 7' 5" x 7' 5" (2.27m x 2.26m) Double glazed window. Radiator.

**Shower Room:** 7' 10" x 4' 11" (2.38m x 1.50m) Refitted with a modern three piece suite comprising sculpted close flush w.c., wide vanity wash hand basin with monobloc mixer tap attachment and fitted drawers and corner shower tray having full-height glazed cubicle with instant heat electric shower fitted above. Full tiling to walls with contrasting border tiling. Heated towel rail. Laminate timber-effect flooring. Fitted wall mounted mirror.

**Outside:** To the front elevation there is a tarmacadam Parking and Turning Forecourt leading to the Garage 5.46m x 2.59m having fitted wall mounted "Worcester" gas-fired condenser-type boiler. The boiler has an installation date of 2021. Space with plumbing for automatic washing machine. Space for tumble dryer. The garage has PVCu front doors and has been used for storage rather than car parking.

There is a front planted border with specimen trees and pathway leading to the front door. There is an access path to the side of the property leading to the rear garden where there is a deep paved Patio leading to lawn having bisecting dwarf wall between and specimen border planting. The lawn has a mature conifer hedge to the rear, affording considerable privacy. There are cold water taps to both front and rear elevations.









**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" gas-fired condenser-type boiler situated in the garage. The boiler has a sticker of installation with date 2021.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

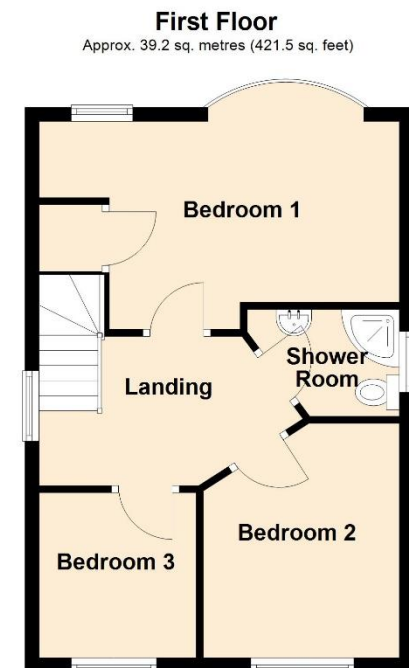
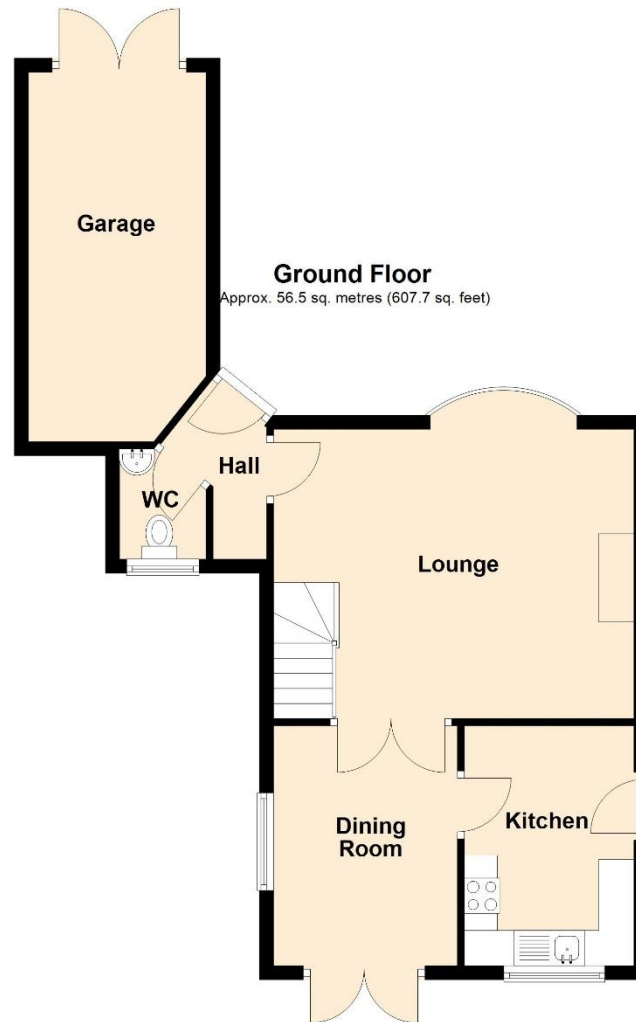
**EPC:** EPC Rating – 62|D.

**Council Tax Band:** The property is valued in Band "E".

**Directions:** Leave Wrexham on the A483 dual carriageway in the direction of Chester leaving at the first junction signposted Gresford. At the Gresford roundabout take the fourth exit for Gresford village and continue past the Colliers Park Football Training Facility into the village itself and the traffic lights. Continue straight ahead through the traffic lights and continue past the Shops until the property is observed on the right-hand side.

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