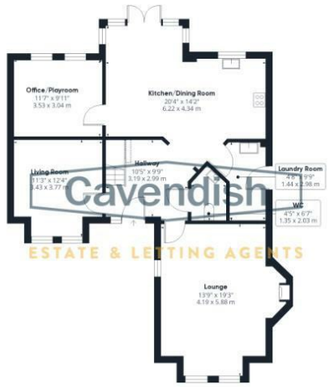
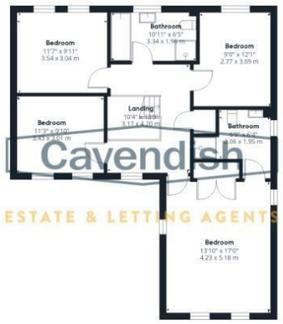



Floor 0




Floor 1

**Approximate total area**(1)

1824.8 ft²

169.53 m²

**Reduced headroom**

1.67 ft²

0.16 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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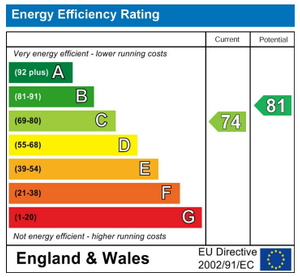


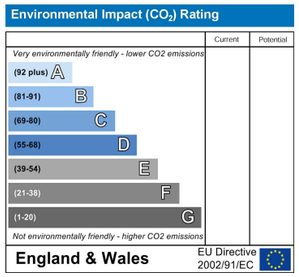


**NB:** Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

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Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD
Tel: 01244 404040
Email: chester.sales@cavmail.co.uk
www.cavendishproperties.co.uk

# Chestnut House, 9 Church Green,

Gresford, Wrexham, LL12 8RJ

**Price £625,000**

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# Chestnut House, 9 Church Green,

## Gresford, Wrexham, LL12 8RJ

## Price £625,000

CHESTNUT HOUSE IS A SUBLIME DETACHED FAMILY HOME LOCATED WITHIN THE BEAUTIFUL VILLAGE OF GRESFORD, POSITIONED ON A LARGE PLOT AND WITHIN A QUIET CUL-DE-SAC, THIS PROPERTY IS PERFECT FOR ANYBODY LOOKING FOR THEIR FOREVER FAMILY HOME. Offering a ready to move in finish, there are four reception rooms that can be used to suit the new owners requirements and a bespoke kitchen has been fitted that comes complete with granite work surfaces. Double glazed sash windows give this property character along with the show stopping fireplace in the lounge and there are four double bedrooms along with a family bathroom and ensuite. The private rear garden can only be described as a large oasis. There is a huge paved patio and a large lawn, this is a great space for entertaining during the summer months. To complete the property, you will find a utility room, downstairs WC and detached double garage along with parking for multiple vehicles. With no onward chain, the question is, how quickly can you move into this perfect family home?

### LOCATION

The property forms part of a small cul-de-sac in the popular village of Gresford. The village has a number of local shops including a newsagents, pharmacy, bakers, coffee shop, butchers, take-away, beauty salon and Spar store. There is also a village pond, pub, children's playground, opticians, dentist, church and primary school. A disused quarry, which was designated a SSSI in 1989 and was purchased in 1990 by the North Wales Wildlife Trust as a nature reserve, is also close by where pleasant walks can be enjoyed. Gresford is a small village located five miles from Wrexham and nine miles from Chester. here is a frequent bus service to Chester City centre, which provides excellent shops, restaurants, leisure facilities, schools and Railway Station (Chester Station offers a fast Intercity rail network with an approximate 2 hour service to London Euston). Road communications are excellent, being 1.5 miles from the A483 Wrexham by-pass which connects to the Chester Southerly by-pass facilitating access to the national motorway network. The Wrexham Industrial Estate, Chester Business Park and Deeside Industrial Park are all within daily commuting distance, as are the larger centres of Liverpool and Manchester which are served by international airports.

### THE ACCOMMODATION COMPRISES

Wooden door with frosted glass insert leading to Hallway.

### HALLWAY

10'5" x 9'9" (3.19m x 2.99m)

Turned staircase rising to the first floor, opening leading to open plan Kitchen/Diner and internal doors leading to the remaining living accommodation. Understairs cupboard for storage, recessed ceiling spotlights, coved ceiling, power points, radiator and tiled flooring.

### OPEN PLAN KITCHEN/DINER

20'4" x 14'2" (6.22m x 4.34m)

The open plan kitchen/diner is a great size and flooded with natural light via the French doors that lead out to the rear garden. The kitchen itself is fitted with a modern arrangement of wall and base units to incorporate a breakfast bar, inset porcelain sink with mixer tap set within granite work surfaces, gas hob with exposed extractor over, double electric oven, integrated dishwasher, splashback tiling. Double glazed sash window to rear elevation, recessed ceiling spotlights, power points, telephone point and tiled flooring.

The tiled flooring continues through to the dining area which will accommodate a large dining table, recessed ceiling spotlights, radiator and power points.

### LOUNGE

13'8" x 19'3" (4.19m x 5.88m)

The lounge is a great size and has double glazed sash windows to both the front and side elevations. There is a large feature exposed brick fireplace fitted with a cast iron log burner set on a paved hearth, central ceiling light point, wall mounted light points, coved ceiling, radiator, power points, telephone point and TV point.

### PLAYROOM/SNUG

11'3" x 12'4" (3.43m x 3.77m)

Wooden double glazed sash windows to front elevation, central ceiling light point, coved ceiling, power points, TV point, telephone point and radiator.

### OFFICE

11'6" x 9'11" (3.53m x 3.04m)

Two double glazed sash windows to rear elevation, central ceiling light point, coved ceiling, radiator, power points, telephone point and wood-effect flooring.

### UTILITY ROOM

4'8" x 9'9" (1.44m x 2.98m)

Fitted with a range of wall and base units to incorporate an inset sink with mixer tap over and side drainer, space and plumbing for washing machine and tumble dryer, composite door leading out to side elevation, ceiling strip light, radiator and power points.

### DOWNSTAIRS WC

4'5" x 6'7" (1.35m x 2.03m)

Fitted with a two piece white suite to include wall mounted hand basin and low-level WC. Central ceiling light point, radiator and tiled flooring.

### GALLERIED LANDING

10'4" x 13'9" (3.17m x 4.20m)

The galleried landing has internal doors leading to the four bedrooms and family bathroom. There is a large built-in cupboard which is great for storage and fitted with water tank and shelving.

### BEDROOM ONE (MASTER)

13'10" x 16'11" (4.23m x 5.18m)

The master bedroom has double glazed sash windows to three elevations and is flooded with natural light. There is a large built-in storage wardrobe fitted with both hanging and shelving, central ceiling light point, radiator, multiple power points and internal door leading to the ensuite.

### ENSUITE SHOWER ROOM

6'9" x 6'4" (2.06m x 1.95m)

Fitted with a three piece white suite to include a low-level WC, hand basin with mixer tap, walk-in shower cubicle with rainfall shower and separate shower attachment. Part tiled walls, tiled flooring, recessed ceiling spotlights, ceiling mounted extractor fan, chrome towel radiator, frosted double glazed window to side elevation.

### BEDROOM TWO

9'1" x 12'1" (2.77m x 3.69m)

Double glazed sash window to the rear elevation, central ceiling light point, radiator and power points.

### BEDROOM THREE

11'3" x 9'10" (3.43m x 3.01m)

Two double glazed sash windows to front elevation, central ceiling light point, radiator and power points.

### BEDROOM FOUR

11'7" x 9'11" (3.54m x 3.04m)

Two double glazed sash windows to rear elevation, central ceiling light point, radiator and power points.

### FAMILY BATHROOM

10'11" x 6'5" (3.34m x 1.96m)

Fitted with a four piece white suite to include a side panelled bath, pedestal hand basin, low-level WC and stand-in shower cubicle with wall mounted shower. Part tiled walls, recessed ceiling spotlights, ceiling mounted extractor fan and double glazed sash window to rear elevation.



### OUTSIDE FRONT

The front of the property is fully enclosed with a brick built wall and there is an iron pedestrian gate for access with a paved walkway leading to the front door. The rest of the garden is laid mainly to lawn with well stocked borders complete with both trees and shrubs.

### REAR GARDEN

The rear garden is a fantastic size and fully enclosed with a mix of both fencing and brick wall. There is a large paved patio seating area which is ideal for entertaining during the summer months. The rest of the garden is laid mainly to lawn with borders to the outside; the borders are well stocked with both a mix of trees, shrubs and plants providing a pretty green finish. Access to the garage can be found via a PVC door and there is pedestrian gated access to either side of the property.

### DOUBLE GARAGE

Fitted with two up and over doors, power and lighting.

### DIRECTIONS

Head west on Cuppin St toward Weaver St. Turn left onto Weaver St. Turn left onto Nicholas St/A5268. At the roundabout, take the 3rd exit onto Grosvenor Rd. At the roundabout, take the 1st exit onto Wrexham Rd. At the roundabout, take the 2nd exit and stay on Wrexham Rd. At the roundabout, take the 2nd exit and stay on Wrexham Rd. At Post House Roundabout/Wrexham Rd Interchange, take the 2nd exit onto A483. Take the ramp to Nantwich. At Gresford Interchange, take the 1st exit onto Chester Rd. Turn left onto Clappers Ln. Continue to follow B5373. Turn right onto The Green and turn left onto Church Green.

### AGENTS NOTES

### TENURE

Freehold - to be confirmed by the purchasers solicitor.

### COUNCIL TAX

Wrexham County Borough Council - Tax band G

### ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

### MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

### EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

### PRIORITY INVESTOR CLUB

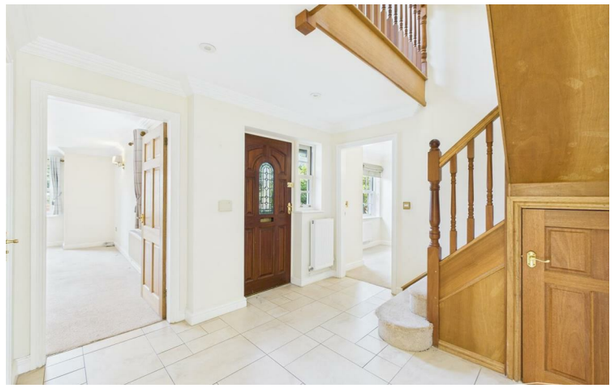
If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

### VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

CC/SC



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