

Town & Country

Estate & Letting Agents

Chester Road, Gresford, Wrexham

Offers Over £300,000



Situated within the highly sought-after village of Gresford, this exceptionally well-presented three-bedroom semi-detached home offers spacious and versatile accommodation. The property briefly comprises an entrance hall, impressive open-plan living area, generous kitchen/dining room, sitting room, and cloakroom/WC to the ground floor. To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from en-suite facilities, together with a modern family bathroom. Externally, there is a lawned front garden with a concrete driveway, while the generous rear garden is mainly laid to lawn and features a variety of attractive seating and planted areas. Conveniently located for easy access to both Wrexham and Chester, this superb home must be viewed to be fully appreciated.

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DESCRIPTION

Situated in the sought-after village of Gresford, this well-presented three-bedroom semi-detached home offers spacious accommodation comprising an entrance hall, open-plan living area, kitchen/diner, sitting room, and cloakroom/WC. Upstairs are three bedrooms, including a principal bedroom with en-suite, and a family bathroom. Outside, the property benefits from a driveway, lawned front garden, and a generous rear garden. Ideally located for easy access to both Wrexham and Chester, early viewing is highly recommended.



LOCATION

Gresford is a highly sought-after village located just a few miles north of Wrexham, offering the perfect balance of rural charm and modern convenience. Known for its picturesque setting, historic church, and strong sense of community, Gresford provides a peaceful lifestyle with easy access to a range of amenities. The village boasts local shops, a post office, pubs, a well-regarded primary school, and excellent transport links—including quick access to the A483 for commuting to Chester, Wrexham, and beyond. Surrounded by scenic countryside and within close proximity to walking trails and parks, Gresford is an ideal location for families and professionals alike seeking a well-connected yet tranquil place to call home.



LIVING ROOM

25'10" x 12'2"

With bay window overlooking the front elevation, contemporary vertical radiator, gas fireplace with feature Adam style surround, sliding door to under stairs storage and an arched through way to the kitchen/breakfast room.



OFFICE

18'4" x 9'6"

Currently used as a home office and playroom. A dual aspect room with windows to the front and rear elevations, dado rail, radiator and a continuation of the wood laminate flooring from the kitchen.



KITCHEN / BREAKFAST ROOM

17'7" x 15'6"

Fitted with a range of wood effect shaker wall, base and drawer units complemented by stainless steel handles. Ample work surface space houses a single stainless steel sink and drainer unit with mixer tap and tiled splash back. Integrated appliances include double electric oven, hob with stainless steel extractor fan above and a dishwasher. Wood effect laminate flooring, radiator, UPVC double glazed window to the rear elevation, and door opening to the rear porch and a Velux window to ceiling.



REAR HALLWAY

Space and plumbing for washing machine. Tiled flooring. Radiator.

CLOAKROOM

Low level W/C, wash hand basin set within a vanity unit and tiled flooring.

FIRST FLOOR LANDING

Split level landing with loft access, storage cupboard and doors off to all three bedrooms and the family bathroom.



BEDROOM ONE

13'0" x 11'5"

Window overlooking the front elevation with radiator below, doors of to built in wardrobe and ensuite shower room.



SHOWER ROOM

Fitted with a modern three piece suite comprising a low level W/C, pedestal wash hand basin and shower cubicle with thermostatic shower. Fully tiled walls, extractor fan and a radiator.



BEDROOM TWO

12'6" x 9'10"

Built-in cupboard housing wall-mounted gas fired boiler, window to the rear elevation with radiator below.



BEDROOM THREE

11'10" x 7'10"

With a window overlooking the side elevation with radiator below.



BATHROOM

Fitted with a contemporary four piece suite comprising: a panel bath with mixer tap and handheld shower, low level W/C, pedestal wash hand basin, shower cubicle with thermostatic shower attached, heated towel rail, opaque window to the rear elevation, fully tiled walls.



GARDEN

A generous sized garden with gated access to concrete driveway providing ample off-road parking. Extensive lawned garden to rear with shrubbery to borders, fruit trees and paved seating area.



ADDITIONAL INFORMATION

We are informed the Worcester boiler was installed in November 2018 under a ten year warranty. Electricians re-done and certificated in 2014.

Services

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

Freehold

Council Tax - F (£3168 Per Year)

Viewings

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

To Make an Offer

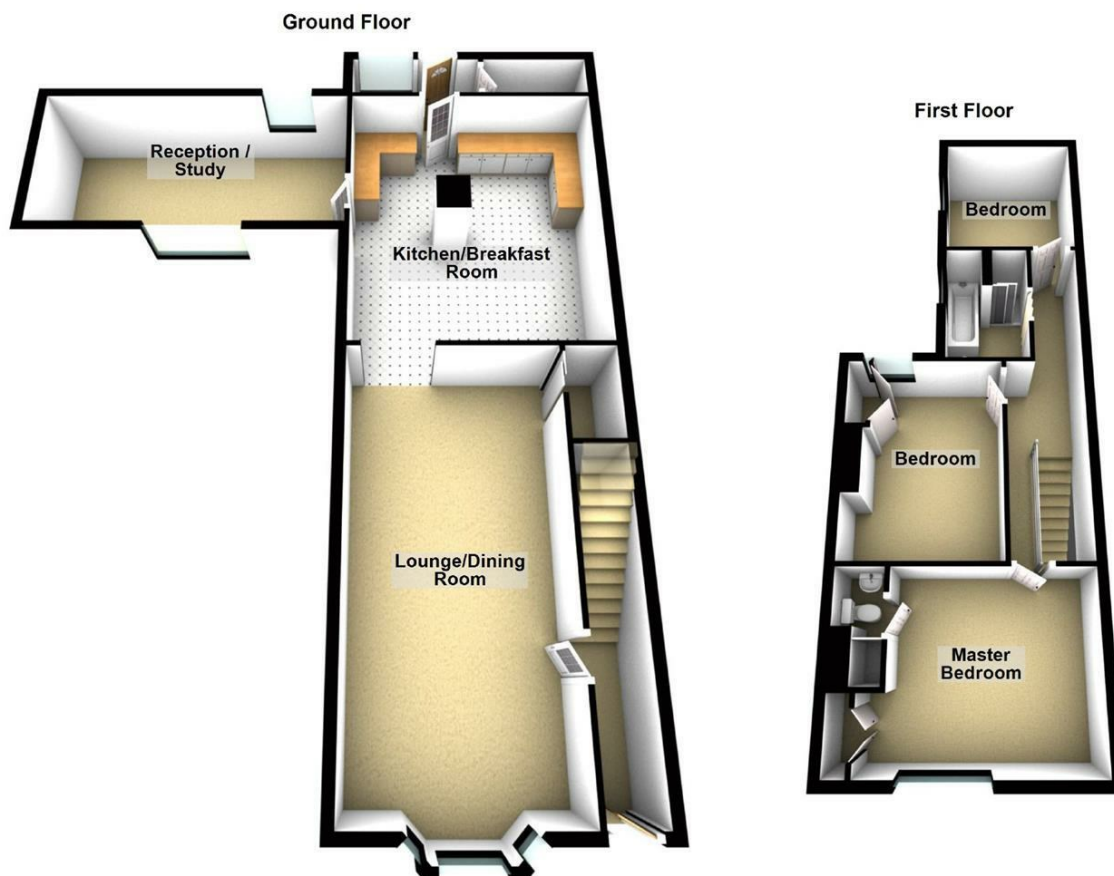
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

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.



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC