



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

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Cherry Trees, Pikey Lane, Gresford, Wrexham, LL12 8TT

- Detached 4 Bedroom House
- 3 Reception Rooms, 2 Bathrooms
- In need of cosmetic updating
- Oil central heating, Double glazing
- Peaceful and convenient location
- Landscaped gardens and rural outlook
- Double Garage & Ample Parking
- No forward chain

Situated in the charming village of Gresford, this spacious detached house offers a wonderful opportunity for those seeking a family home with potential. Boasting four generously sized bedrooms, this property is perfect for families or those who enjoy having extra space for guests or a home office.

The four double bedrooms and two bathrooms provide ample space for family and guests, the spacious kitchen and breakfast room provides an ideal setting for family meals and entertaining guests and there are two further reception rooms together with a sunny conservatory.

Outside, the property is complemented by beautifully landscaped gardens, providing a serene outdoor space to enjoy the rural outlook. The double garage and ample parking further enhance the practicality of this home, making it suitable for families with multiple vehicles.

While the property is in need of some cosmetic updating, it presents a blank canvas for buyers to personalise and make their own.

This delightful house is situated in a convenient village location, offering a peaceful lifestyle while still being within easy reach of local amenities.

No forward chain.

GROUND FLOOR ACCOMMODATION

The spacious hallway gives access to:

LIVING ROOM

21'9" x 14'1" (6.64 x 4.31)

Centrally situated fireplace, coved ceiling, patio doors giving access to the conservatory, UPVC double glazed window to rear elevation.

DINING ROOM

13'5" x 11'11" (4.09 x 3.65)

UPVC double glazed window to rear elevation, coved ceiling.

KITCHEN/BREAKFAST ROOM

21'0" x 11'10" (6.42 x 3.63)

A light and spacious room with base and wall storage units, ample working surfaces, one and a half bowl sink

unit, integrated electric oven and hob with extractor hood over, integrated fridge/freezer, void and plumbing for dishwasher, coved ceiling, UPVC double glazed window to front elevation.

UTILITY ROOM

8'7" x 7'4" (2.63 x 2.26)

Base and wall storage units, working surfaces, inset stainless steel sink unit, void and plumbing for washing machine, wall mounted Worcester oil fired central heating boiler, UPVC window to rear, UPVC external door to side elevation.

CONSERVATORY

12'10" x 11'9" (3.93 x 3.60)

UPVC double glazed windows, French doors leading to front garden, tiled flooring.

GROUND FLOOR WC

Low flush wc, wash hand basin, UPVC double glazed window to rear elevation

FIRST FLOOR LANDING

Giving access to:-

MASTER BEDROOM

16'0" x 14'1" (4.89 x 4.31)

Range of fitted wardrobes and storage units, UPVC window to front with rural outlook, coved ceiling.

EN SUITE BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low flush wc, part tiled walls, UPVC window to rear elevation.

BEDROOM 2

11'10" x 10'6" (3.63 x 3.21)

UPVC double glazed windows to front and side elevations, coved ceiling, built in wardrobes and storage cupboards.

BEDROOM 3

12'1" x 9'10" (3.69 x 3.00)

UPVC double glazed window to rear elevation, coved ceiling, built in wardrobes and storage cupboards

BEDROOM 4

13'3" x 9'1" (4.05 x 2.77)

UPVC window to front elevation, built-in wardrobes and storage, coved ceiling.



SHOWER ROOM

Spacious shower cubicle, wash hand basin with vanity storage, low flush wc, ladder radiator, UPVC window to side elevation, tiled walls, tiled floor.

GARDENS

Landscaped gardens lie to both front and rear with lawns, well stocked and colourful flower borders with the rear garden affording a good level of privacy with timber fenced boundary. Ample off-road parking to the front.

DOUBLE GARAGE

16'11" x 16'2" (5.18 x 4.93)

Double garage with up and over door and pedestrian door.

COUNCIL TAX BAND G

SERVICES

All mains services are connected. Oil fired central heating.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are

give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any 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 the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

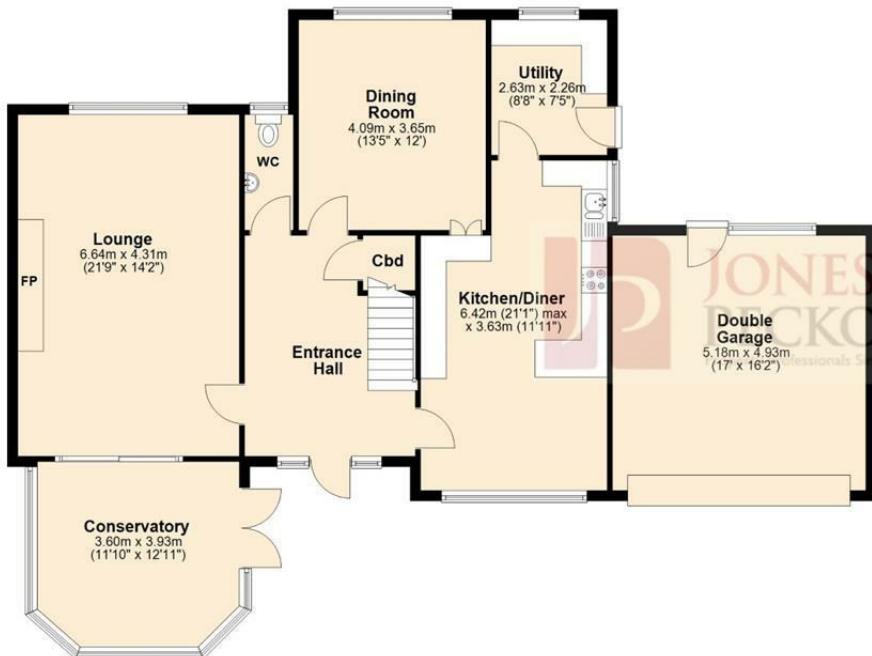
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





Ground Floor



First Floor



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