



24

Wrexham | LL12 8NS

Offers In Excess Of £240,000

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Situated in the popular and well-established village of Gresford, this spacious three-bedroom terraced family home offers generous and versatile living accommodation, ideal for modern family life. In brief, the property comprises an entrance porch leading into a spacious living room, an open-plan kitchen/dining area with an additional seating space, a separate utility room, downstairs WC and an inner hallway with a useful storage cupboard. To the first floor, a generous landing with further built-in storage leads to three well-proportioned double bedrooms and a family shower room. The principal bedroom is a particular highlight, featuring an additional seating area with French doors opening to a Juliet balcony, along with a door leading through to a spacious dressing room complete with built-in storage and a vanity table. Externally, the property benefits from a block-paved driveway to the front providing off-road parking for two vehicles. To the rear is a pleasant garden comprising a patio seating area, lawned garden and timber shed, with the added benefit of a gate leading directly onto a green area to the rear, ideal for outdoor access and walks. Annefield Park is a sought-after residential location within Gresford, a village well known for its strong community feel and excellent amenities. Within walking distance are local shops, cafés, public houses, medical facilities and highly regarded primary schools. The area also benefits from scenic countryside walks nearby, including routes around Gresford Lake and the Alyn Valley. Gresford is well served by regular bus services, while excellent road links via the A483 provide convenient access to Wrexham, Chester and the wider North West.

- THREE BEDROOM TERRACED HOME
- ENTRANCE PORCH AND INNER HALLWAY
- UTILITY AND DOWNTIME WC
- SPACIOUS 'L' SHAPED LOUNGE
- KITCHEN/DINING AND SITTING AREA
- PRINCIPAL BEDROOM WITH JULIET BALCONY, SEATING AREA AND DRESSING ROOM
- DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- DRIVE TO THE FRONT FOR TWO VEHICLES
- PLEASANT GARDEN TO THE REAR



Entrance Porch

UPVC double glazed door and frosted side panels lead into entrance porch with wooden laminate flooring, recessed LED lighting and hardwood glazed door into living room.

Living Room

Spacious 'L' shaped living room with uPVC double glazed window to the front with vertical blinds. Wooden laminate flooring, panelled radiator, recessed LED lighting, door into inner hallway and door into kitchen/dining sitting room area.

Kitchen/Dining/Sitting Area

Spacious L shaped family room with uPVC double glazed window to the rear, uPVC double glazed frosted door and additional sliding patio doors. The kitchen houses a range of wall, drawer and base units with complimentary work surface over. Integrated appliances include an under-counter fridge, dishwasher, fitted extractor hood and space for a gas cooker. Stainless steel sink unit with mixer tap over. There is a wall mounted electric fire in the dining area, cupboard housing combination boiler, under-stairs storage area, wooden laminate flooring throughout, recessed LED lighting door into utility area.

Utility Room

Wall and base units with work surface over. Space and plumbing for washing machine, space for tumble dryer and freezer. Vinyl flooring, recessed LED lighting, door into downstairs WC.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Vinyl flooring, recessed LED lighting and electric wall mounted heater.

Inner Hallway

Door from living area leads to inner hallway with door into a spacious storage cupboard with a ceiling light point, stairs to first floor, ceiling light point and wooden laminate flooring.

Landing Area

Spacious landing area with built in storage cupboard housing clothing rail, shelving and light. Carpet flooring, panelled radiator, doors to three double bedrooms and bathroom.

Principal Bedroom

A pleasant bedroom with uPVC double glazed window to the rear elevation and additional uPVC double glazed French style doors onto a 'Juliet' balcony, with wall light. Additional area for seating, two ceiling light points, two panelled radiators and door into dressing room.

Dressing Room

Housing a range of built in wardrobes, cupboards and dressing table with additional clothing rail. Velux sky light, carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

Double bedroom with uPVC double glazed window to the front elevation, carpet flooring, panelled radiator and ceiling light point.

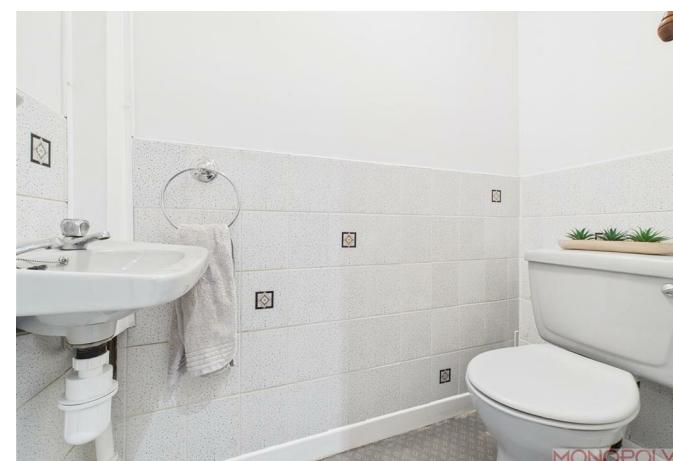
Bedroom Three

Double bedroom with uPVC double glazed window to the front elevation, carpet flooring, panelled radiator and ceiling light point.

Shower Room

Modern three piece shower room comprising low-level WC, wash hand basin set in a concealed cistern with vanity storage and a double walk in mains





shower. Wooden laminate flooring, chrome heated towel rail, extractor fan, recessed LED lighting.

Outside

To the front there is a block paved driveway with space for two vehicles. To the rear there is a paved patio seating area, lawned garden with shrubberies to the border, timber shed and path leading to a rear gate providing access to the back. The property has the added benefit of mains lighting, outside tap, fencing and hedging to the boundary adding security and privacy.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





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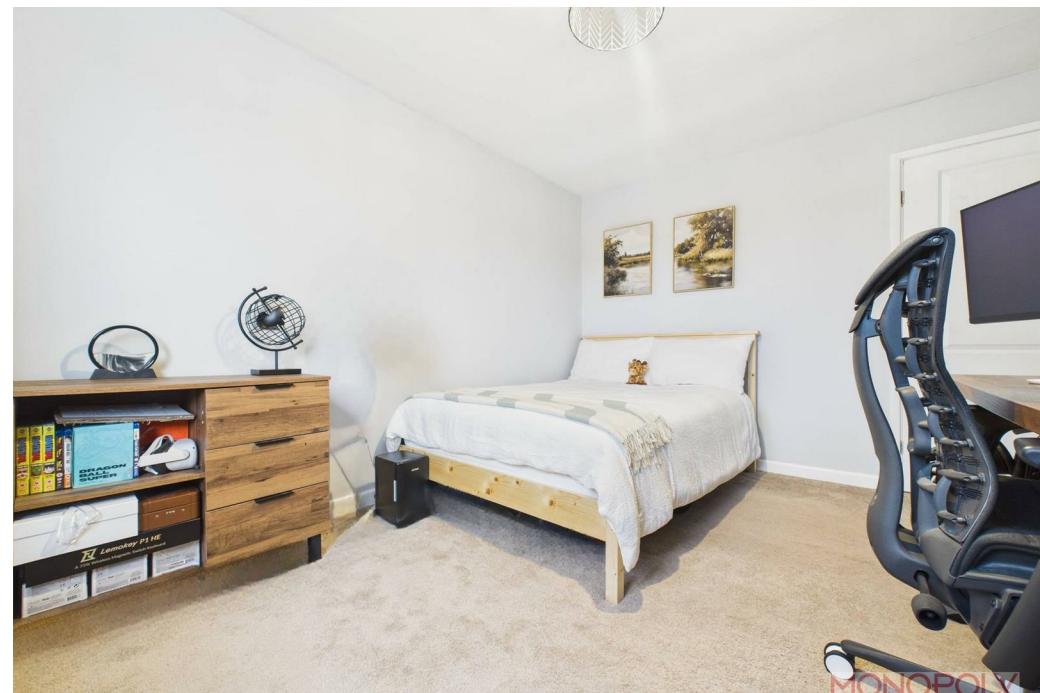
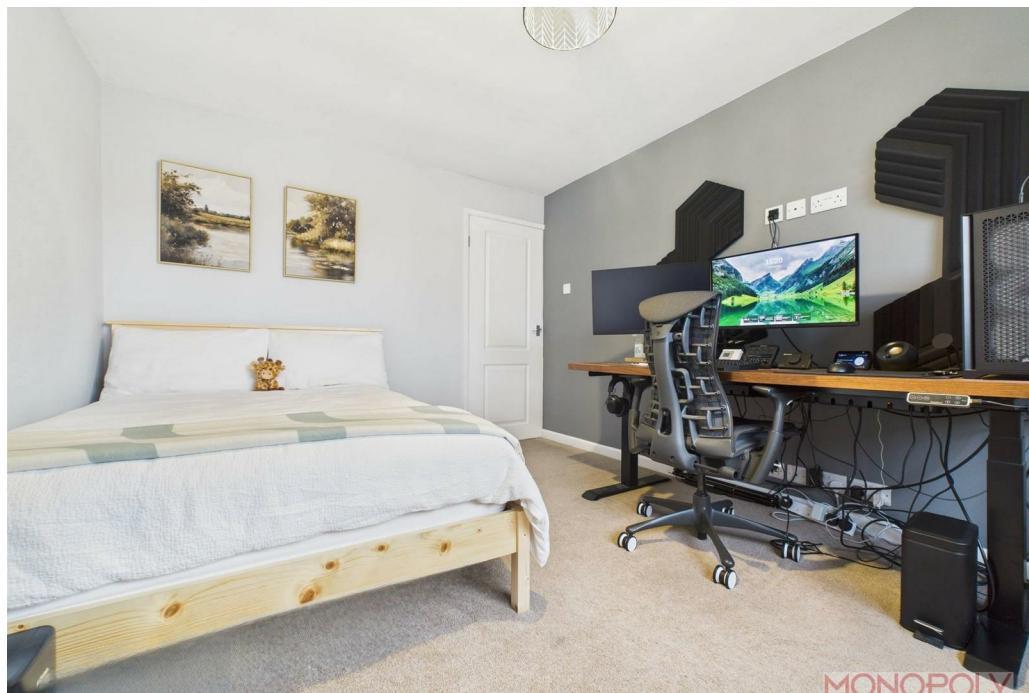
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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A	B		85
(81-91) B	C		67
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		85
(81-91) B	C		67
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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