



## Chester Road, Wrexham LL12 0DN

### £950 PCM

Situated in the desirable village of Lavister, Rossett, Wrexham, this delightful terraced house on Chester Road offers a unique blend of character and modern living. With a history dating back to before 1900, the property exudes a sense of timeless appeal while providing the comforts for contemporary life. This home features two well-proportioned reception rooms, modern fitted kitchen and a useful inner hall/serving area. The property includes a well-appointed bathroom, ensuring convenience for daily routines. The terraced design not only enhances the property's charm but also fosters a sense of community in this sought after village. The neighbouring village of Rossett is known for its friendly atmosphere and excellent local amenities, including shops, schools, and parks, all within easy reach. The location also offers convenient transport links, making it an excellent base for travel to Chester & Wrexham.

- A CHARMING TWO BEDROOM MID TERRACE COTTAGE
- MODERN FITTED KITCHEN
- DOWNSTAIRS BATHROOM
- EPC RATING C
- UPVC DOUBLE GLAZING
- TWO RECEPTION ROOMS
- USEFUL INNER HALLWAY WITH STORAGE CUPBOARDS
- REAR GARDEN WITH POTENTIAL FOR IMPROVEMENT
- GAS CENTRAL HEATING
- SOUGHT AFTER VILLAGE LOCATION WITH GREAT ACCESS TO CHESTER & WREXHAM



## Location

Situated in the sought after village of Lavister just a few miles to the south of the historic city of Chester. Chester provides an excellent range of services and facilities, including an award-winning theatre and numerous restaurants and bars. The Grosvenor Pulford Hotel and Spa is within walking distance. The neighbouring village of Rossett provides an excellent range of facilities and amenities including a Co Op convenience store, doctors surgery and pharmacy. A good selection of pubs, restaurants and cafes are perfect for dining out with friends and family. There is a good choice of both private and state schools, including the highly regarded independent schools of The King's and Queen's Schools. Darland High School and St. Peter's Church in Wales Primary School ensure excellent local schooling options. Sporting facilities are well catered for with numerous sports clubs, gyms and facilities in and around the City, motor racing at Oulton Park and horse racing at Chester and Bangor-on-Dee. The property is well-placed for commuting to the commercial centres of the North West via the A55 which leads to the M53 and M56 motorway network and the property is within 2.5 miles of the Chester Business Park. The A55 also leads to the North Wales coast and across to Anglesey. Chester station offers a direct service to London, Euston within 2 hours.

## Living Room

Upvc front door, window to front, carpet, exposed ceiling beams, open plan into dining area, chimney breast with alcove and decorative slate hearth.

## Dining Room

Carpet, stairs to first floor, step up to inner hall, exposed painted beams to ceiling.

## Inner Hall

A useful space with two built in storage cupboards. This space makes an excellent serving area if you

are hosting friends and family, external door to side, door to bathroom, recently fitted vinyl flooring.

## Bathroom

Bathroom suite comprising; panelled bath with mains shower over, pedestal wash-hand basin, low-level w.c. pan. Marble-effect wall panelling, glass shower screen, frosted uPVC window, vinyl floor covering.

## Kitchen

Modern kitchen with matte cream-coloured units with brushed metallic handles, laminated worktop over which has a butcher-block effect, tiled splash back, integral electric oven with gas hob over. Windows to two aspects, twin-panel radiator, wall-mounted combi-boiler, extractor vent, recently fitted vinyl flooring.

## First Floor landing

Carpet, doors to both bedrooms.

## Bedroom One

A comfortable double bedroom, storage cupboard built into the recess over the stairs.

## Bedroom Two

The second is a single bedroom or could be utilised as a home office/study, built in cupboard.

## Rear Garden

To the rear of the property there is a private garden, which has paved yard leading to mature lawn and grow-bed. This space has potential to be improved to suit the new owners individual requirements.

## Additional Information

The property has been vastly improved over the last few years. Work completed under the refurbishment includes; new kitchen and bathroom, new central heating system, new



windows, new internal and external doors. EPC rating: C. Tenure: Freehold. The property is served by mains connections of gas, electricity, water and sewerage. Gas central heating powered by combination boiler. Council tax band E.





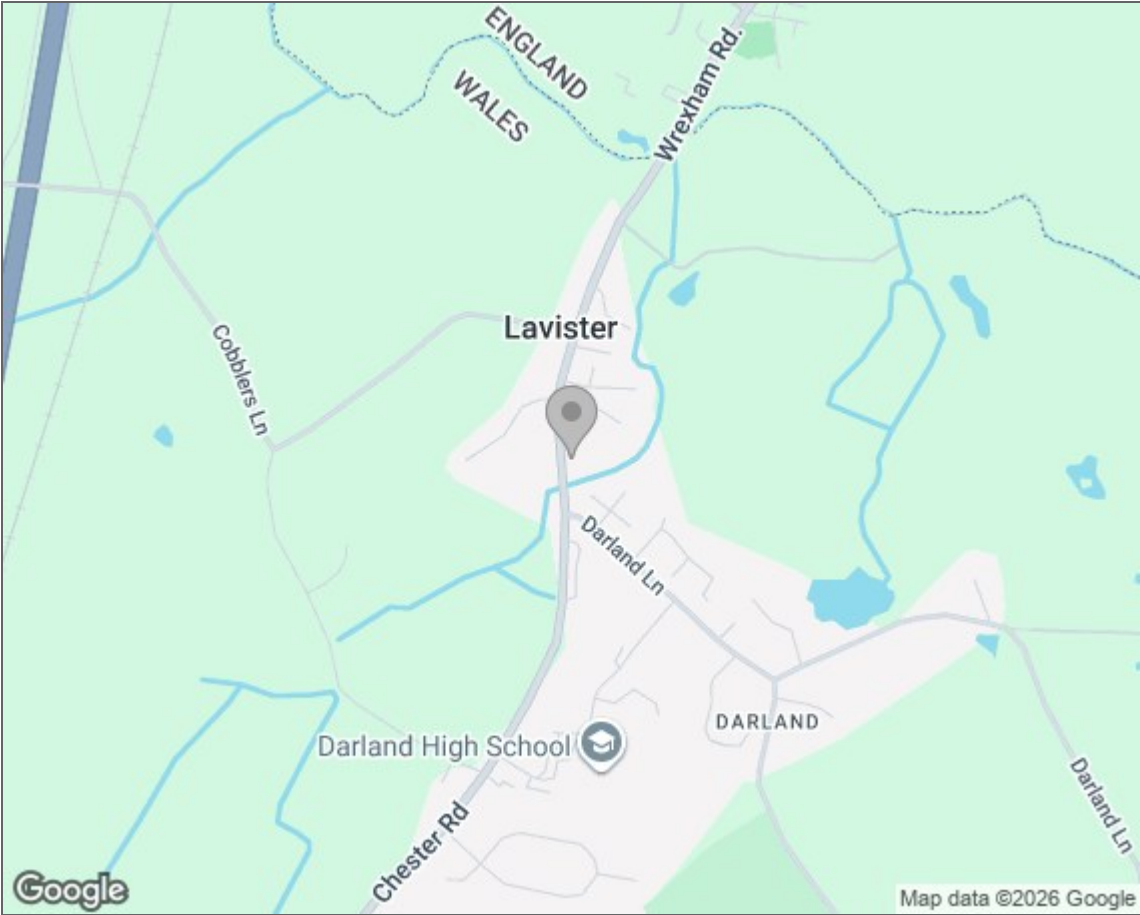












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		88	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

