



Hillock Lane, Gresford LL12 8YL

£950 Per Month

A recently refurbished two-bedroom semi-detached home located in the popular village of Gresford. Offering spacious and well-maintained accommodation throughout, the property provides a practical layout suited to a range of tenants. The ground floor comprises an entrance hall, two reception rooms offering flexible living and dining space, a fitted kitchen and a conservatory overlooking the rear garden. To the first floor are two well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from a generous enclosed rear garden featuring a combination of gravelled and lawned areas, providing plenty of outdoor space while remaining relatively low maintenance. A gated front entrance completes the property with space for 2 parking spots. Situated within easy reach of local amenities, schools and transport links, the property is well positioned for access to Wrexham, Chester and surrounding areas.

- A TWO BEDROOM END OF TERRACE HOUSE
- TWO RECEPTION ROOMS
- SPACIOUS REAR GARDEN
- SPACIOUS COSERVATORY
- CLOSE TO LOCAL AMENITIES
- POPULAR VILLAGE LOCATION
- RECENTLY REFURBISHED
- 2 PARKING SPACES
- COUNCIL TAX D
- VIEWINGS HIGHLY RECOMMEDNED



Entrance Porch

Timber entrance door, tiled flooring, window to side, door to dining room, radiator and wall light.

Reception/Dining room

3.21 x 3.18 (10'6" x 10'5")

Newly fitted wood effect flooring, stairs to first floor, door to under stairs storage area, opening to kitchen, door to lounge, freshly redecorated.

Lounge

Spacious recently decorated lounge with electric fire with brick surround, window to front, timber beams and newly fitted carpeted flooring.

Conservatory

3.30 x 2.46 (10'9" x 8'0")

Wooden laminate flooring, poly carbonate roof, door to rear garden and power sockets.

Kitchen

4.02 x 2.71 (13'2" x 8'10")

Fitted range of wall and base units, complimentary worktops, inset sink/drain, oven and grill, 4 ring electric hob, extractor, windows to side and rear, door to conservatory, tiled flooring - Fridge/freezer not to be included but space for this and washing machine.

First floor landing

Newly fitted carpet, attic hatch, doors to two bedrooms and bathroom.

Bedroom One

3.96 x 3.77 (12'11" x 12'4")

Spacious double bedroom with newly fitted carpet and freshly decorated.

Bedroom Two

3.36 x 2.32 max (11'0" x 7'7" max)

Spacious double bedroom with newly fitted carpet and freshly decorated.

Bathroom

2.74 x 2.57 (8'11" x 8'5")

Freshly decorated family bathroom with panel bath, electric shower over, w.c, hand wash basin and window to rear.

Garden

Very spacious and long rear garden with front graveled space, tiled path along the right leading to a further grass garden area.

Front of house also has space for 2 parking spots.

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 particulars are in draft form awaiting Vendors



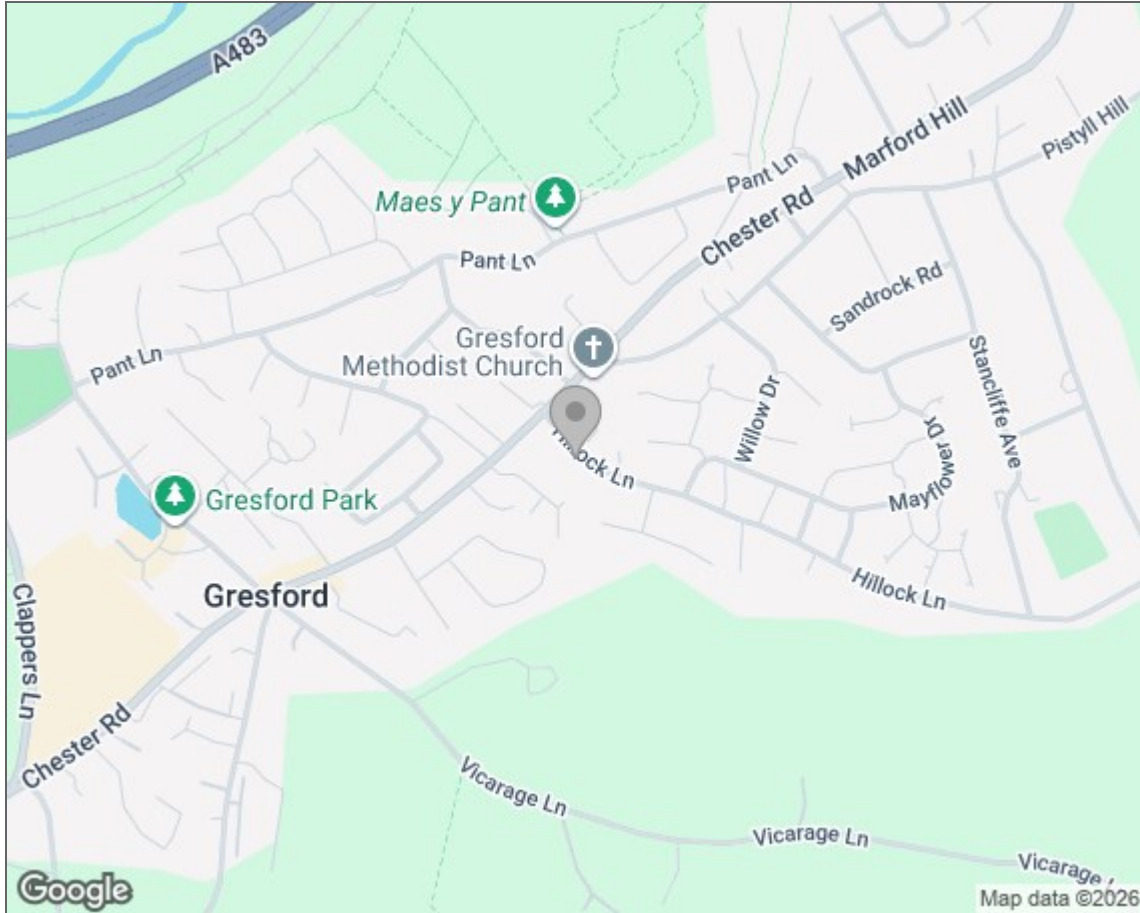
confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents











Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	87
	63
England & Wales	EU Directive 2002/91/EC

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

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