



## Rose Cottage

Gresford | | LL12 8EN

£395,000

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Situated within the highly sought-after village of Gresford, this charming three double bedroom detached cottage is rich in character and has been thoughtfully renovated in recent years to create a versatile and inviting home.

The accommodation briefly comprises a conservatory/entrance space, a spacious kitchen, separate dining room, living room and a well-appointed four-piece bathroom. An inner hallway leads to two of the ground floor bedrooms, one of which benefits from a dressing room and en-suite facilities. Stairs from the dining room lead to the first floor, where a further double bedroom and a three-piece bathroom can be found, offering flexible living arrangements.

Externally, the property benefits from a private driveway providing off-road parking for up to three vehicles, along with a pleasant lawned garden, patio area and a detached double garage.

Rose Cottage retains a wealth of original features including exposed beams, character flooring and feature fireplaces, blending period charm with modern improvements.

Located just off Narrow Lane, the property is within walking distance of a range of local amenities including shops, well-regarded schools and medical facilities, as well as scenic countryside walks through The Quarry. Gresford is well served by regular bus routes between Chester and Wrexham, with the A483 nearby providing excellent transport links to Chester, Wrexham, Oswestry and the wider North West.

- THREE BEDROOM DETACHED COTTAGE
- CHARACTER FEATURES THROUGHOUT
- DRIVEWAY FOR THREE VEHICLES PLUS DOUBLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION OF GRESFORD
- NEWLY FITTED SPACIOUS KITCHEN
- LIVING ROOM WITH LOG BURNER
- DINING ROOM WITH OPEN FIRE
- PRINCIPAL BEDROOM WITH DRESSING ROOM AND EN-SUITE
- TWO ADDITIONAL BATHROOMS
- PLEASANT ESTABLISHED GARDEN AREA



### Entrance/Conservatory

Timber built conservatory with wooden flooring, power sockets and views of the garden. Access into the main residence.

### Dining Room

Two uPVC double glazed windows to the front and into the conservatory. Working open fireplace set on a slate fireplace with wooden mantel. Radiator, four wall lights, original wooden flooring, doors to stairwell and kitchen.

### Kitchen

Newly fitted 'Howdens' kitchen housing a range of wall, drawer and base units with complimentary work surface over incorporating a Belfast sink unit with mixer tap over. Integrated appliances to include dishwasher, fridge-freezer, washing machine, tumble dryer and range stove with extractor over. Porcelain tiled flooring, beamed ceiling, three ceiling light points, four wall lights, access to loft space, splash-back tiling, doors to ground floor bathroom and living room.

### Pantry

Wooden window to side, wall mounted combination boiler, shelving, power and lighting.

### Living Room

Wooden glazed doors to garden area, wood burner set within an exposed brick chimney breast, built in log storage unit to the side, beamed ceiling, wooden laminate flooring, panelled radiator and ceiling light point. door leading to inner hallway.

### Inner Hallway

Beamed ceiling, wooden laminate flooring, radiator, ceiling light point, doors to two bedrooms.

### Bedroom One

Spacious double bedroom featuring a vaulted and beamed ceiling, wooden window to the front, wooden laminate flooring, two ceiling light points, two wall lights, radiator, access to loft storage via hatch and access to dressing area.

### Dressing Area

Space for wardrobes and furniture, wooden laminate flooring, ceiling light point and door into WC.

### En-suite

Two piece suite comprising WC and wash hand basin with concealed cistern. Radiator, tiled floor, extractor, frosted window to front and access to loft space.

### Bedroom Two

Wooden window to front, wooden laminate flooring, radiator, ceiling light point and beamed ceiling.

### Bathroom

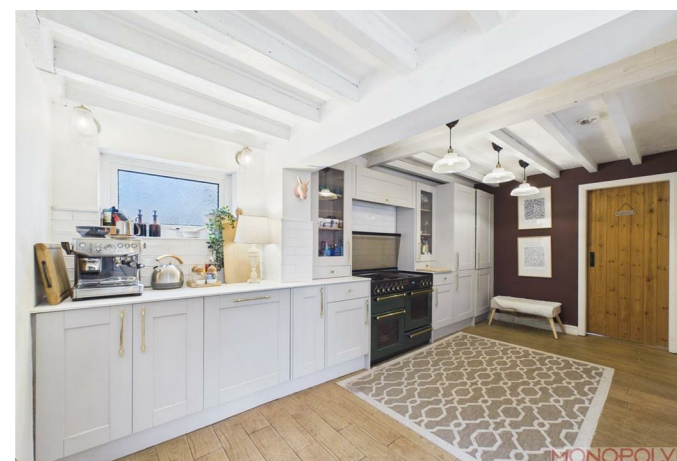
Four piece bathroom suite comprising low-level WC, wash hand basin set on a wooden drawer unit with mixer tap over, separate mains shower cubical and freestanding rolltop bath with traditional style mixer tap and shower head. Tiled flooring, wood panelled walls, extractor, recessed LED lighting, radiator wooden frosted window to rear.

### Landing Area

Stairwell from the dining room leads to a landing space with window to the front, ceiling light, original flooring and doors into bedroom and bathroom.

### Bedroom Three

UPVC double glazed window to front, feature cast iron decorative fireplace, original floorboards radiator, two ceiling light points, vaulted and beamed ceiling.





### Bathroom

Three piece traditional suite comprising low-level WC, pedestal wash hand basin and double walk in mains shower with traditional style fittings. Velux sky light, original wooden flooring, radiator and two ceiling light points.

### Garage

Double garage with electric up and over door, power and lighting.

### Outside

The property is situated along a driveway where right of way is granted giving access to a private decorative stone driveway with space for three vehicles, There is a pleasant lawned garden area to the front of the property with established shrubberies, trees and hedging to the boundary. There are paved patios and a seating area aswell as an outside tap and lighting.

### Additional Information

The original stone property was built prior to 1900 with there being two additional extensions added over the years. The home has undergone a scheme of renovation in recent years. The original cottage has been tanked, wall insulation added and re-plastered. Loft insulation has been added. There has been a partial re-wire with everywhere being completed except one room. There has been new kitchen and bathrooms fitted along with general decoration throughout. The home has two working fireplaces one being log and the other being an open fire. The home has maintained some character features including internal doors, beamed ceilings and flooring.

### Important Information

\*Material Information interactive report available on request. \*

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.





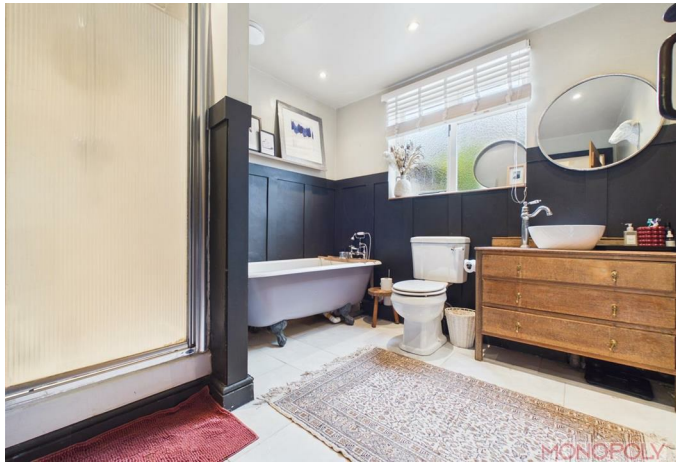
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Ground Floor

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Floor 1



Approximate total area<sup>(1)</sup>  
1487 ft<sup>2</sup>  
138.2 m<sup>2</sup>

Reduced headroom  
9 ft<sup>2</sup>  
0.9 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs 82-91% <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 82 ph4t <b>A</b>	
81-91% <b>B</b>		81-91% <b>B</b>	
69-80% <b>C</b>		69-80% <b>C</b>	
55-69% <b>D</b>		55-69% <b>D</b>	
39-54% <b>E</b>		39-54% <b>E</b>	
21-39% <b>F</b>		21-39% <b>F</b>	
1-20% <b>G</b>		1-20% <b>G</b>	
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







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