



7

Wrexham | LL12 8TP

£195,000

**MONOPOLY**<sup>®</sup>

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# 7

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A charming two bedroom end of terrace property located in the desirable village of Gresford coming to the market with the added benefit of no onward chain. This beautifully presented property offers some lovely characterful features as well as modern fittings. In brief the property comprises of a well appointed kitchen, two reception rooms, landing area leading to two bedrooms and a first floor bathroom. Externally there is an area to the front with space for one vehicle and a private rear courtyard to the rear. A gate leads to a shared pathway. The village of Gresford offers a wealth of local amenities including shops, primary school and has excellent access to both Wrexham and Chester via a frequent bus service or by car. The property has had the added benefit of being newly decorated throughout including new flooring and has both a gas safety and electrical safety certificate in place.

- TWO BEDROOM END OF TERRACE
- SPACIOUS LIVING AREA
- DINING AREA WITH STORAGE
- MODERN FITTED KITCHEN
- CHARACTER FEATURES THROUGHOUT
- TWO DOUBLE BEDROOMS
- BATHROOM
- COURTYARD TO REAR
- PARKING SPACE TO FRONT
- SOUGHT AFTER VILLAGE LOCATION OF GRESFORD



### Lounge

Composite door leads into spacious living room with an attractive central fireplace, exposed wood flooring, uPVC double glazed window to the front. Door leads to dining room.

### Dining/Sitting Room

With a feature brick fireplace with tiled hearth, wood flooring, door to an under stairs storage cupboard, stairs off to the first floor, ceiling light, wall lighting, wooden double glazed window to the rear and opening into kitchen.

### Kitchen

Open plan off the dining room and being well appointed with a modern range of matching wall, drawer and base units, working surface incorporating a stainless steel sink unit with mixer tap and drainer. Integrated appliances include washing machine, refrigerator and freezer, built in electric oven, 4 ring induction hob with stainless steel extractor fan over. The room is finished with quarry tiled flooring, two double glazed wooden windows, Velux sky light, part tiled walls, ceiling light point, wall mounted gas combination boiler and door off to the rear garden.

### First Floor Landing

Ceiling light point, access to the loft space, newly fitted carpeted flooring, doors to two bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front, feature cast iron fireplace, newly fitted carpeted flooring, built in wardrobe, radiator and ceiling light point.

### Bedroom Two

Wooden double glazed window to the rear, newly fitted carpeted flooring, radiator and ceiling light point.

### Bathroom

Three piece suite comprising a low level WC, pedestal wash hand basin, bath with mains shower over, part tiled walls, wood flooring, double glazed wooden window to rear, recessed LED lighting, extractor and chrome heated towel rail.

### Outside

To the front there is space for a vehicle to the front. To the rear is a walled courtyard, predominantly brick paved and offering an excellent degree of privacy.

### Additional Information

The property has had new flooring upstairs and redecorating throughout, had a gas safety certificate and electrical certificate in place.

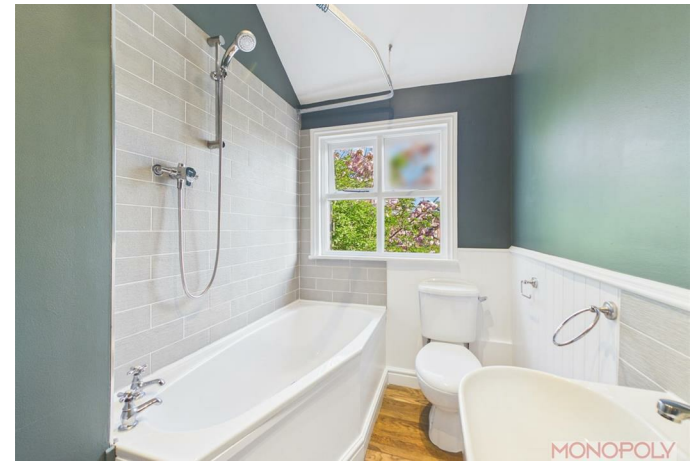
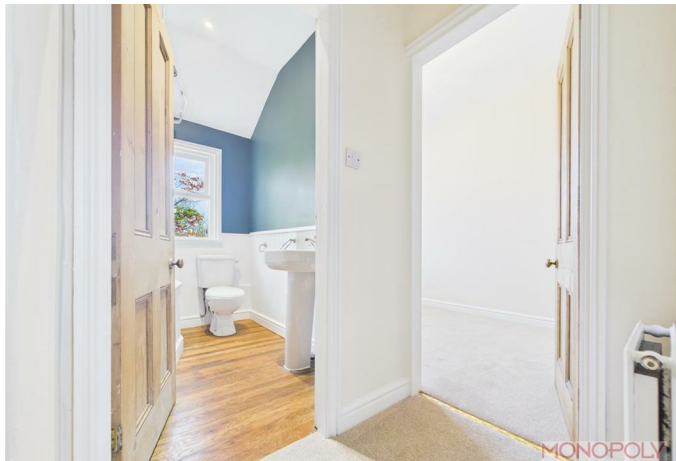
### Important Information

**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.

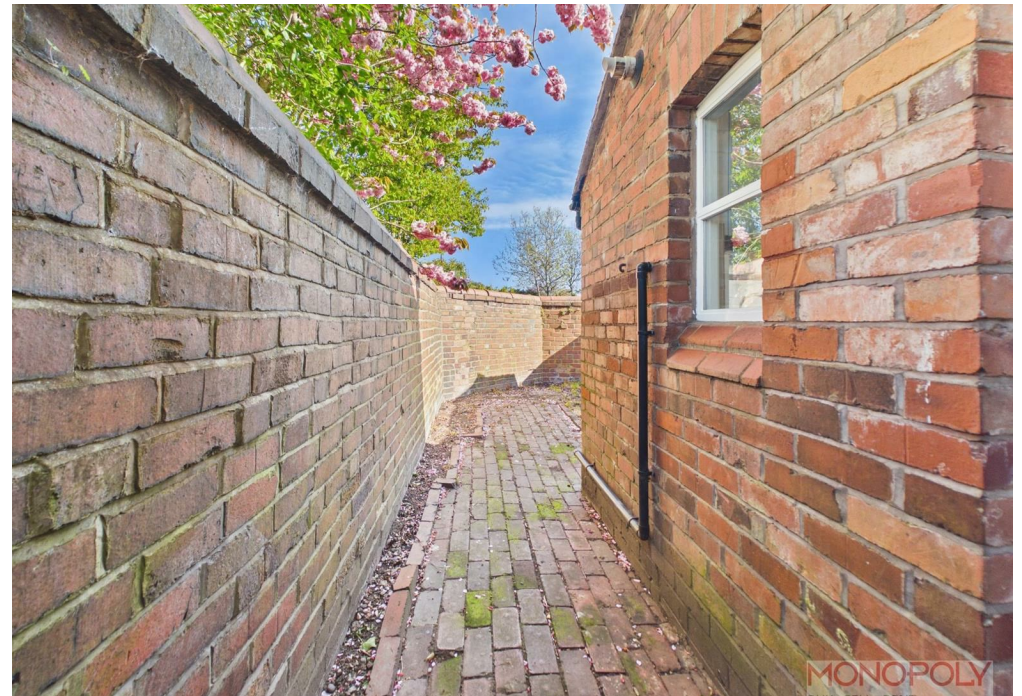
### THE PROPERTY MISDESCRIPTIONS ACT 1991

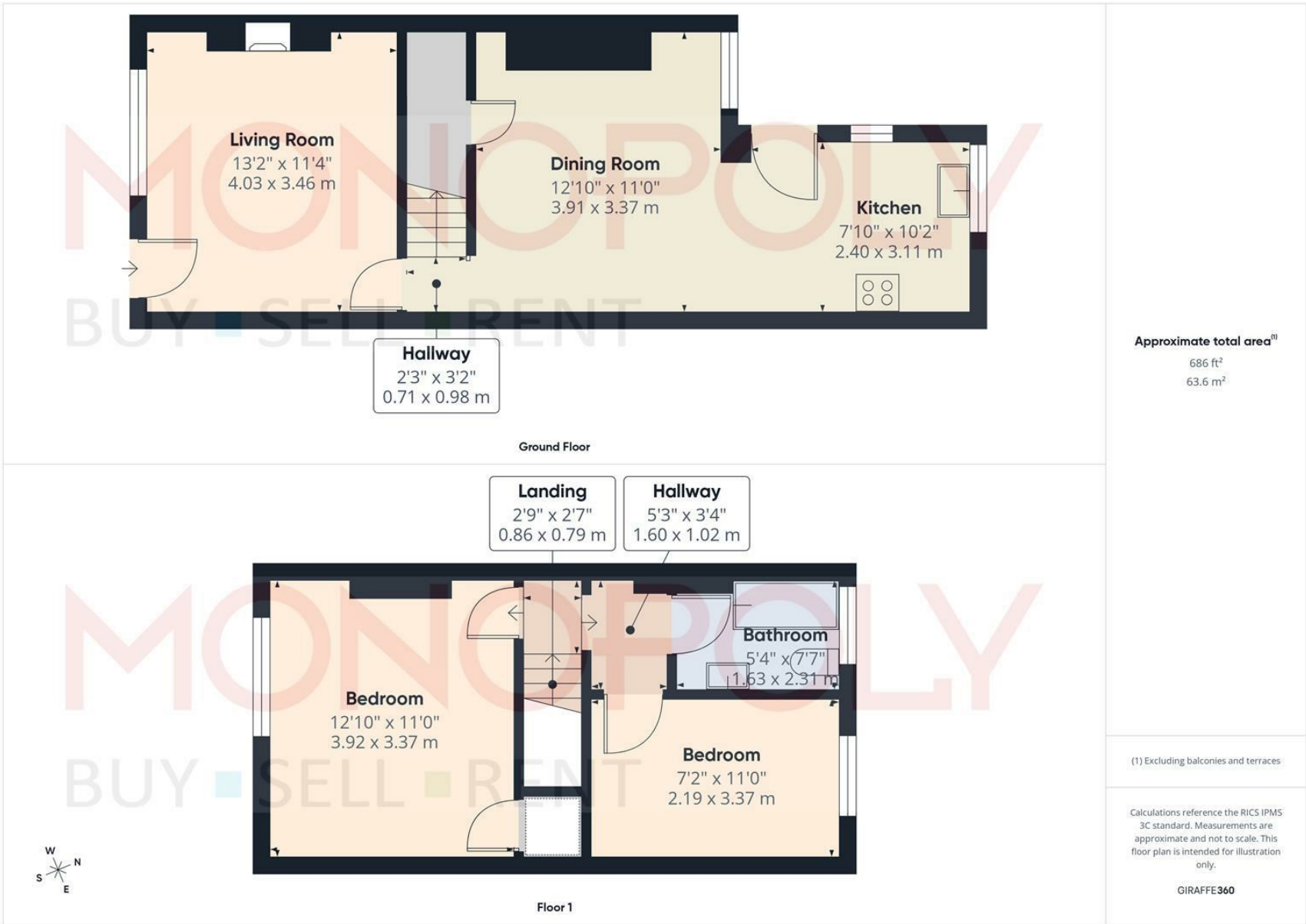
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.

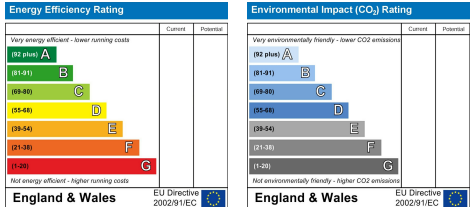




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