



Hillock Lane, Wrexham LL12 8YL

£210,000

A charming 2 bedroom terraced cottage located in the desirable village of Gresford. The property offers an eclectic mix of characterful and modern fittings including well appointed kitchen and bathroom, 2 reception rooms and 2 double bedrooms, all of which can only be appreciated on internal inspection. The popular village of Gresford offers a wealth of local amenities including various shops, hairdressers, good primary school, duck pond as well as having excellent access to both Wrexham and Chester either by car or by the frequent bus service. In brief the property comprises of; lounge, sitting room, kitchen and bathroom to the ground floor and 2 double bedrooms to the first floor.

- A charming 2 bedroom terraced cottage
- Characterful features
- Desirable village location
- Modern kitchen and bathroom
- 2 Double bedrooms
- MUST BE VIEWED TO BE APPRECIATED



Lounge

4.28m x 3.37m (14'0" x 11'0")

Front door opens into the lounge which is a charming and well presented room with a central fireplace with inset living flame gas fire, stone tiled hearth and cast iron surround, double glazed window, exposed wood flooring.

Dining Room

4.25m x 2.75m (13'11" x 9'0")

Superbly presented with double glazed french doors off to the rear garden, central fire recess, wood effect flooring, stairs off to the first floor, modern wall mounted radiator.

Kitchen

2.15m x 1.77m (7'0" x 5'9")

Well appointed with a modern range of grey gloss wall, drawer and base units, working surface with inset sink and drainer, integrated fridge/freezer, built in electric oven, 4 ring electric hob, part tiled walls, tiled flooring, double glazed window.

Rear Porch

With tiled flooring, door to lean to/ Utility, door to bathroom.

Bathroom

2.03m x 1.69m (6'7" x 5'6")

beautifully appointed with a modern white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with thermostatic shower over with 'Rainforest' style shower head over, part tiled walls, tiled floor, double glazed window.

Lean to/Utility

3.34m x 1.71m (10'11" x 5'7")

With plumbing for a washing machine and dishwasher, door off to the garden.

Bedroom 1

3.59m x 3.40m (11'9" x 11'1")

A spacious and well presented bedroom with fully

fitted wardrobes with sliding mirrored doors, double glazed window to the front, exposed wood flooring.

Bedroom 2

2.71m x 3.49m (8'10" x 11'5")

A well presented double bedroom with a double glazed window to the rear, high level units, carpeted flooring, access to the loft space with pull down ladder.

Rear Garden

To the rear is a gravelled courtyard with a gate opening to a slightly off set, predominantly lawned garden with access to a timber shed.

Additional Information

The current owner applied for planning permission for an extension to the kitchen a couple of years ago. Please ask for more information and we can check with the owner.

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.

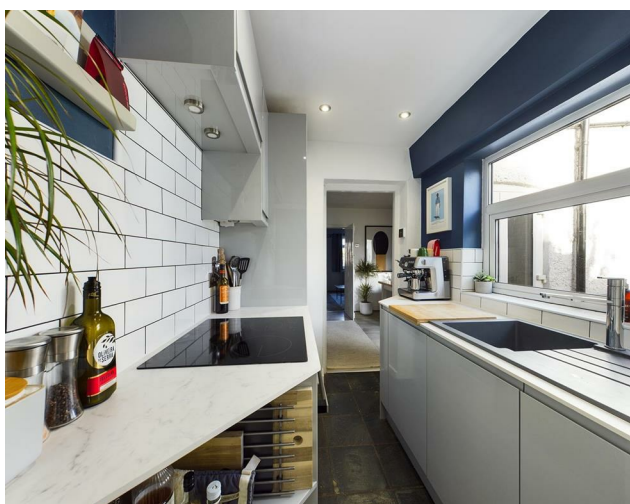
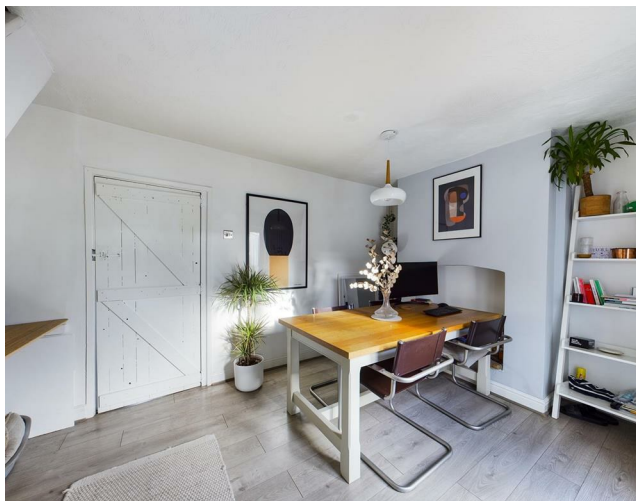
THE PROPERTY MISDESCRIPTIONS ACT 1991

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



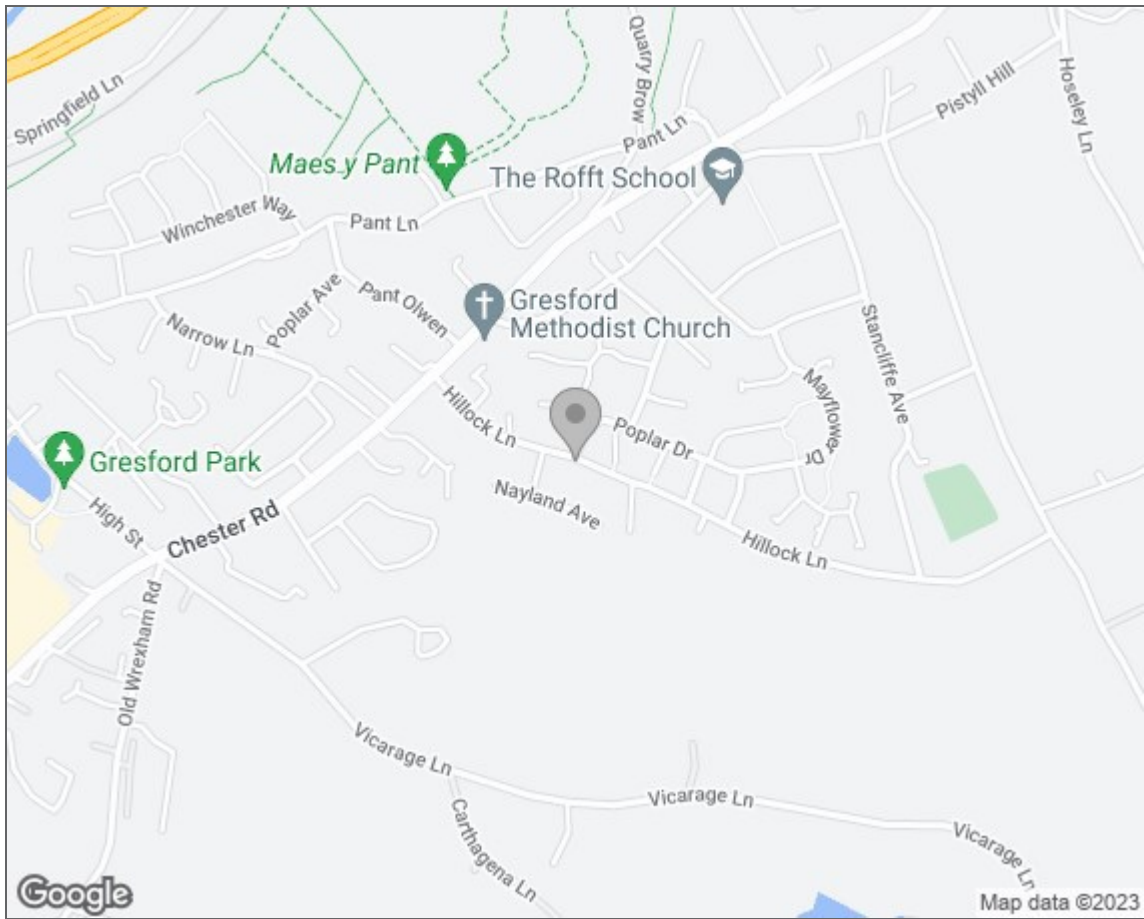
details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services 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	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90
(81-91) B	
(69-80) C	69
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	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	
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