



12

Gresford | Wrexham | LL12 8EP

£220,000

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Situated in the sought-after residential location of Gresford is this well-presented two double bedroom semi-detached home, offering spacious and versatile living accommodation throughout. In brief, the property comprises an entrance hall, a spacious lounge/dining area, kitchen, and a useful utility/outhouse with two additional storage rooms to the ground floor, providing ample space for modern family living. To the first floor, there are two double bedrooms and a shower room. Externally, the property benefits from a decorative stone driveway with parking for up to three vehicles, and a landscaped rear garden featuring two patio areas, a metal pergola, and a small ornamental pond - perfect for relaxing and outdoor entertaining. Within walking distance are local shops, cafés, pubs, medical facilities, and reputable schools, as well as scenic walks around the Gresford Quarry and Maes-y-Pant Nature Reserve. The property also offers excellent transport links, with easy access to Wrexham City Centre, Chester, and the A483, making it ideal for commuters and families alike.

- TWO BEDROOM SEMI-DETACHED HOME
- ENTRANCE HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- OUTHOUSE/UTILITY
- TWO STORAGE ROOMS
- DOUBLE BEDROOMS
- SHOWER ROOM
- LANDSCAPED GARDEN TO REAR
- DRIVEWAY FOR THREE VEHICLES





### Entrance Hall

Composite door leads into entrance hallway with uPVC double glazed window to the side elevation, 'push to open' under-stairs storage, wall mounted boiler, slate tiled floor, panelled radiator, ceiling light point, doors to kitchen and living/dining area.

### Living/Dining Area

UPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear. Three wall lights, ceiling light point, carpet flooring and two panelled radiators.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over. Space for appliances to include fridge freezer, cooker and fitted extractor. Stainless steel sink unit with mixer tap over. Finished with ceiling light point, tiled flooring, brick-style splash-back tiling, vertical modern radiator, storage cupboard with shelving, door to utility/outhouse and uPVC double glazed window to the rear.

### Utility/Outhouse/Stores

Door from kitchen with a composite door from the front of the property leads to an outhouse area with tiled flooring, space and plumbing for washing machine, power sockets and openings into two storage areas.

### Storage Area

Window to the front, power sockets, space and vent for tumble dryer.

### Additional Storage Area

Power sockets and shelving

### Landing Area

UPVC double glazed window to the side elevation,

access to partly boarded loft, carpet flooring, ceiling light point, doors to bedrooms and bathroom.

### Bedroom One

Two uPVC double glazed windows to the front elevation. Housing a range of fitted wardrobes with sliding doors, shelving and rails, additional built in shelving, carpet flooring, panelled radiator and ceiling light point.

### Bedroom Two

UPVC double glazed window to the rear elevation. Built in cupboard housing water cylinder, carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Three piece suite comprising low-level WC, wash hand basin with storage under and double walk-in dual hose mains shower cubical with built in shelving and composite splash back. The space is finished with vertical radiator, vinyl flooring, extractor, recessed LED lighting and uPVC double glazed frosted window to the rear elevation.

### Outside

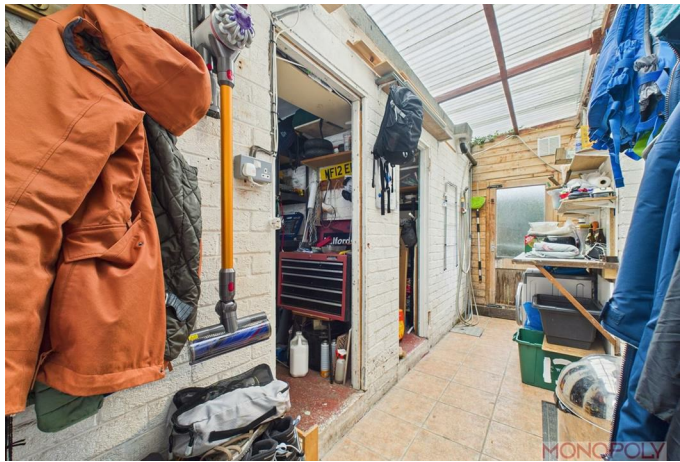
To the front elevation there is a decorative stone driveway with space for three vehicles with established shrubberies. To the rear there is a pleasant landscaped garden area with metal pergola, pond, timber shed, lawn area and two paved patio areas. To the borders there are fencing and hedging offering privacy and security along with an outside tap, raised borders and a water butt.

### Additional Information

The present owners have been resided in the property for a number of years and during that time has maintained and improved the home to include, new windows, doors, flooring, bathroom, kitchen, storage areas, fitted wardrobes and landscaped the drive and garden areas.





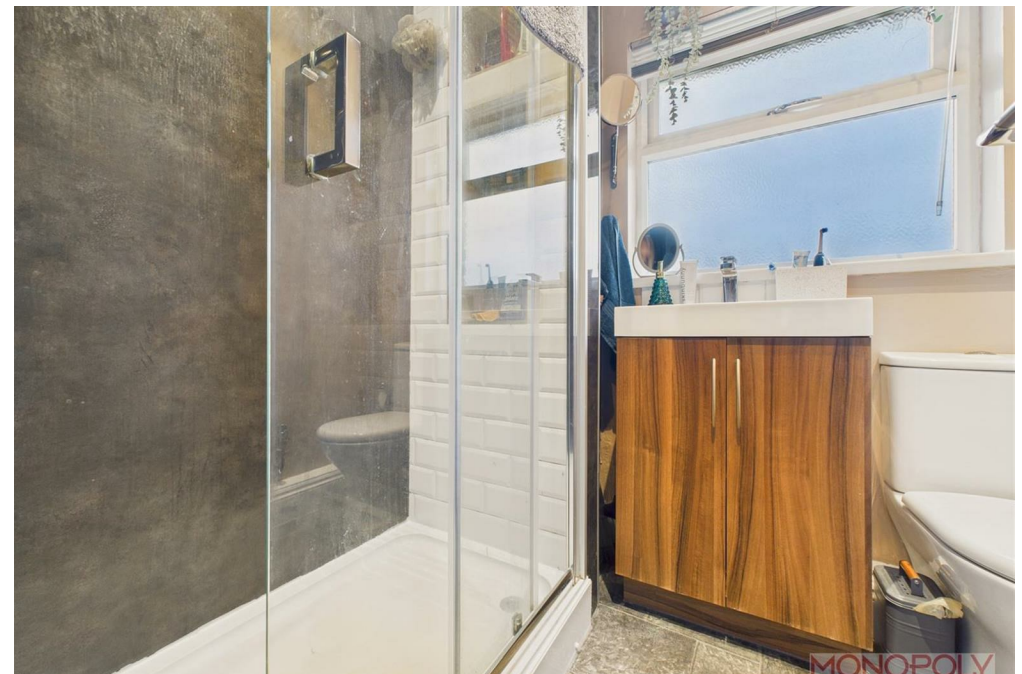


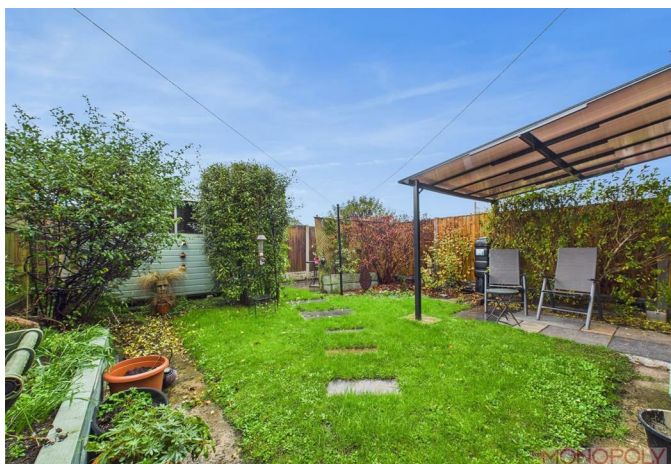


### Important Information

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.





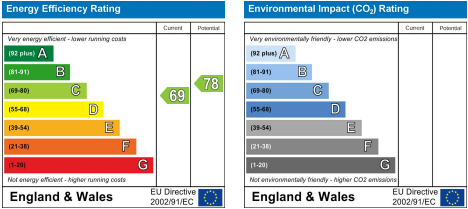








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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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