



5

Gresford || LL12 8PS

Offers In Excess Of £250,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

**MONOPOLY**  
BUY ■ SELL ■ RENT

# 5

Gresford | | LL12 8PS

Situated in the highly sought-after residential area of Gresford, this immaculately presented two double bedroom terraced home is offered to the market with the added benefit of no onward chain. The property briefly comprises an entrance hallway, a well-proportioned lounge, a stylish kitchen/breakfast room, and an additional reception room ideal for dining or home working. To the first floor, there is a contemporary four-piece family bathroom. Externally, the property enjoys a low-maintenance courtyard to the front and a generous rear garden with a patio and lawned area. A key feature is the private off-road parking for two vehicles. Gresford offers a range of local amenities including shops, cafes, and reputable schools. The property is just a short walk from the village's picturesque lake and surrounding countryside. With excellent transport links via the A483 to Wrexham, Chester and beyond, this home is ideally suited for professionals, first-time buyers, or those looking to downsize.

- TWO DOUBLE BEDROOM TERRACED HOME
- POPULAR RESIDENTIAL LOCATION
- MODERN THROUGHOUT
- ENTRANCE HALLWAY
- LOUNGE
- KITCHEN/BREAKFAST ROOM
- DINING/SUN ROOM
- MODERN FOUR-PIECE BATHROOM
- GARDEN TO REAR
- PRIVATE DRIVEWAY TO REAR



### Entrance Hall

Composite stained glass door leading into entrance hallway with recessed LED lighting, panelled radiator, hardwood flooring, electric fuse box and meters. Stairs to first floor, doors into lounge and kitchen.

### Lounge

UPVC double glazed window to the front elevation with vertical blinds. Feature fireplace with brick surround and wooden mantle, ceiling light point, carpet flooring and panelled radiator.

### Kitchen

Housing a range of wall drawer and base units with complimentary work surface over. 1 1/4 ceramic sink unit and drainer with "insinkerator" food waste disposal and mixer tap. Integrated appliances to include fridge-freezer, slimline dishwasher and washing machine. Space for range cooker with extractor fan above. Recessed LED lighting and under cabinet lighting. Vertical radiator. Space for breakfast table, tiled flooring and splash-back tiling and UPVC double glazed window to rear elevation with venetian blinds.

### Dining Area/Additional Reception Room

UPVC double glazed 'French' style doors opening to garden area along with two uPVC double glazed windows to the side/rear elevation with venetian blinds. Continuation of tiled flooring, door to under-stairs storage cupboard with wall light, tiled flooring and power. Recessed LED lighting and panelled radiator

### Landing

Carpeted stairs leading to landing area with access to loft and recessed lighting.

### Bedroom One

UPVC double glazed window to the front elevation.

Feature cast iron fireplace. Alcoves for wardrobes, carpet flooring, ceiling light point and panelled radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation. Alcoves for wardrobes, carpet flooring, ceiling light point and panelled radiator.

### Bathroom

A modern four-piece suite comprising a low-level WC, floating wash hand basin, a freestanding roll-top bath with shower hose attachment, and an enclosed corner shower cubicle with mains-fed shower, glass door, and stylish brick-effect splashback tiling. The room features a tiled floor and wood-panelled walls, complemented by a chrome heated towel rail and a wall-mounted mirrored cabinet. A uPVC frosted window to the rear elevation, complete with fitted blinds, provides natural light while maintaining privacy

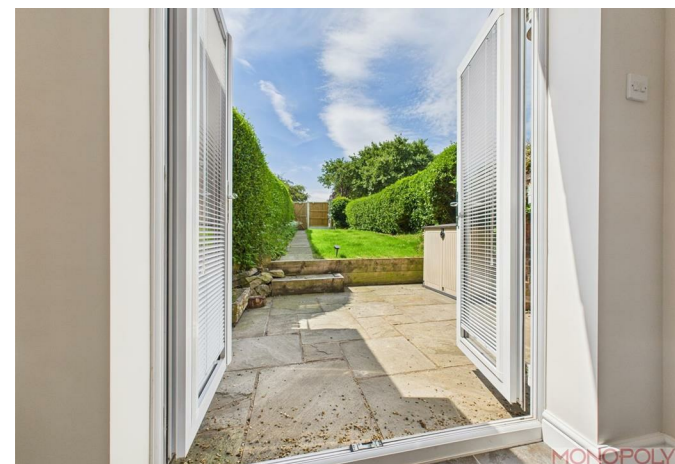
### Outside

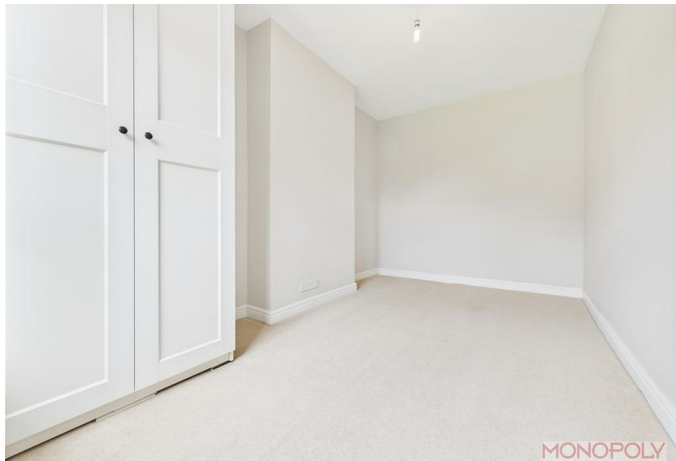
To the front elevation, a wrought iron gate opens onto a paved pathway leading to the entrance, with a low-maintenance courtyard featuring a small tree and decorative stone chippings. To the rear, there is an enclosed courtyard patio with external lighting, gravel area, and French-style doors into the property. Steps lead up to a well-maintained lawned garden, bordered by mature hedging for privacy. A paved path continues to the far end of the garden, where a timber gate gives access to a private concrete driveway offering off-road parking for two vehicles.

### Additional Information

All doors are engineered oak. The property is offered with no chain. Some items may be negotiable with the sale.

### Important Information

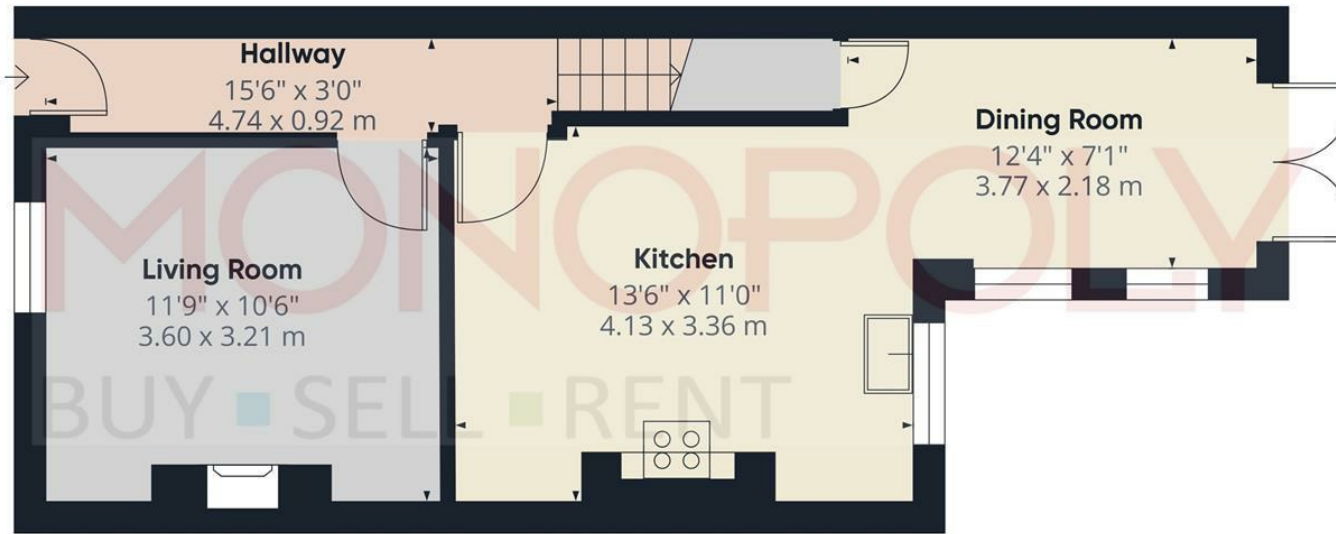




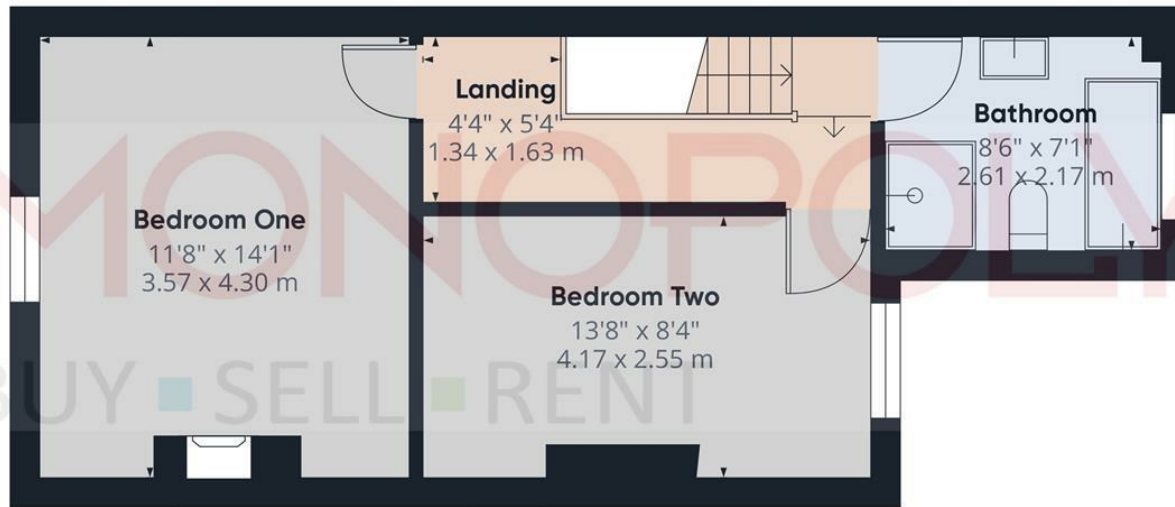
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

805 ft<sup>2</sup>  
74.7 m<sup>2</sup>

(1) Excluding balconies and terraces

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

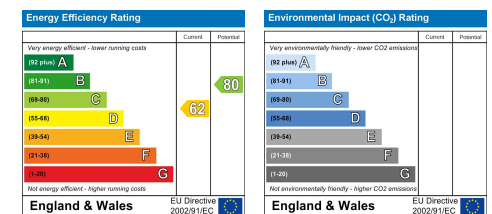
GIRAFFE360

#### 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.





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)

**MONOPOLY**  
BUY ■ SELL ■ RENT