



Lyndale, High Street, Gresford, Wrexham, LL12 8PT

Price £175,000

A well presented 2 bedroom terraced cottage with charming features located within the desirable village of Gresford with its excellent range of convenient amenities and social activities including a frequent bus service to Wrexham and Chester. The cottage has the benefit of Upvc double glazing and gas central heating and briefly comprises a part glazed composite entrance door opening to the lounge with the warmth of a living flame gas fire and character beams to ceiling. Open aspect fitted kitchen breakfast room with shaker style base and wall cupboards and useful store cupboard. The staircase rises to the 1st floor landing which connects the 2 bedrooms, both with attractive exposed wood flooring and a recently updated shower room. To the rear of the property is a useful store shed. NO CHAIN. Energy Rating - D (65)

LOCATION

Located within the highly sought after village of Gresford which offers an excellent range of community facilities and social amenities including football, tennis, bowls and cricket. The village has a highly regarded primary school and Darland Secondary School is within the catchment area. Chester and Wrexham are easily accessible and the A483 bypass gives access to the North West and North Wales Coast allowing for daily commuting to the major commercial and industrial centres of the region. The village offers a good selection of convenient shopping facilities together with a doctors and dentist together with a variety of countryside walks nearby.

DIRECTIONS

Approaching from Wrexham along the A483 bypass, take the exit signposted Gresford. Take the 4th turning at the roundabout, passing The Beeches Pub and Restaurant. Take the left turn at the traffic lights and proceed past the 'Duck Pond' and beauty salon, the property will be observed on the right after approximately 200 yards.

ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

LOUNGE 12'9" x 9'10" (3.9m x 3m)

With brick built fireplace having inset living flame gas fire, upvc double glazed window to front with tiled window sill, wall light points, radiator, beam to ceiling and an open aspect to:

KITCHEN/BREAKFAST ROOM 9'10" x 9'10" (3m x 3m)

The kitchen area is fitted with a shaker style range of base and wall cupboards with wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring electric hob with stainless steel extractor hood above and oven/grill below, beams to ceiling, plumbing for washing machine, space for fridge freezer, useful understairs storage cupboard, radiator and part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the kitchen to:

LANDING

With hand rail, ceiling hatch to roof space, storage cupboard housing the Worcester gas combination boiler and four panel doors off.

BEDROOM ONE 10'2" x 9'10" (3.1m x 3m)

Attractive exposed wood flooring, radiator, upvc double glazed window and coving to ceiling.

BEDROOM TWO 7'6" x 7'2" (2.3m x 2.2m)

Exposed wood flooring, radiator and upvc double glazed window.

SHOWER ROOM

Recently updated with a low flush w.c, wash basin set within white gloss vanity unit, shower enclosure with mains thermostatic shower, partial easy clean wall panels, chrome heated towel rail, extractor fan, inset ceiling spotlights and vinyl flooring.

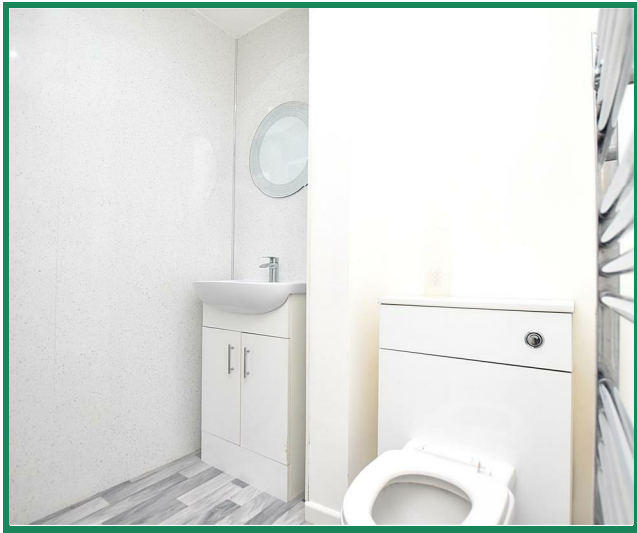
OUTSIDE

The property is approached off the High Street with a shared access to the side leading through a gate to a rear store shed.

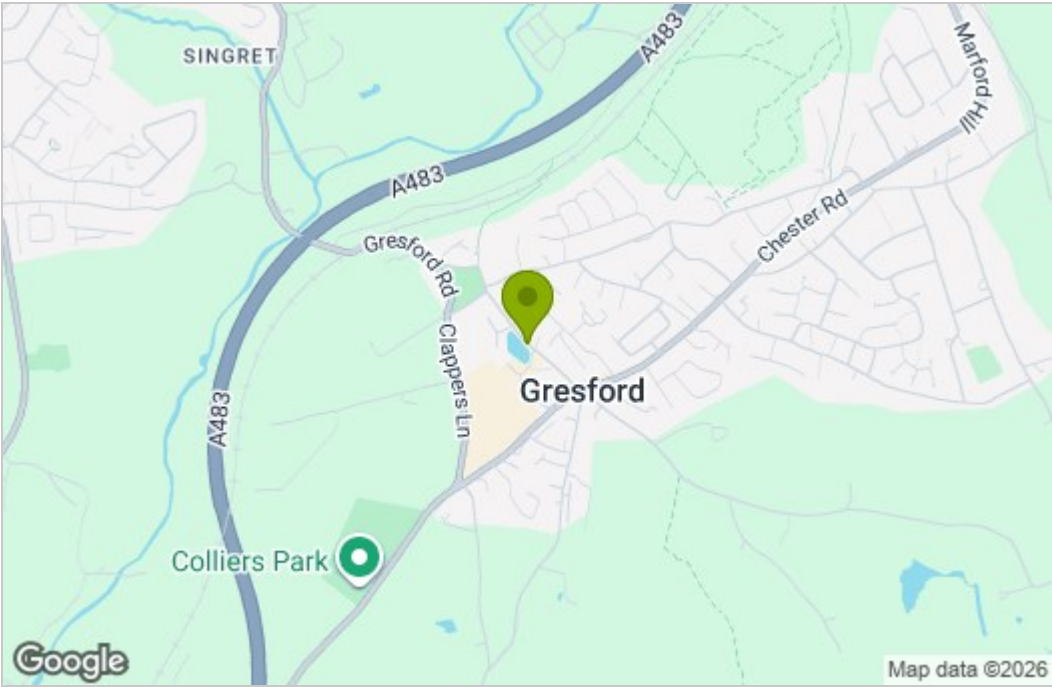
PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

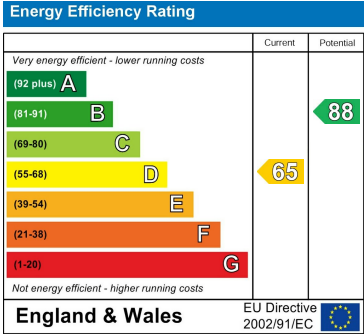




Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.