

HUMPHREYS

ESTATE & LETTING AGENTS



11 DARLAND LANE, ROSSETT,
WREXHAM LL12 0EL

£265,000

3 BEDS | 2 BATHS | 2 LIVING

SALES

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Situated in the popular village of Rossett is this semi-detached dormer home benefiting from **GENEROUS OFF-ROAD PARKING** available to front and **DETACHED GARAGE** which forms part of the **SOUTH WESTERLY** rear garden. A home which could be ideal for **YOUNG FAMILIES** and **DOWNSIZERS**, it is well placed close to good transport links and amenities in Rossett village itself.

The property is approached by its private driveway which with shaped border to the side and there are gates to the side providing access to a paved section prior to the detached garage. Entry into the rear garden is granted here too through a side gate onto a timber decked seating area, with a lawned area thereafter and step up to a paved section which is where a summer house with UPVC double glazed French doors is found.

Entry into the home is through the front porch, with entrance door leading into the Hall. The property features accommodation which could be used a three bed roomed or two bed roomed home, with the front reception room being a downstairs Bedroom if desired, as it is positioned opposite a downstairs Bathroom. The Bathroom features a three-piece suite with shower unit over bath. The Hall features a turned staircase off to the first floor and there is a useful under stair cupboard. The rear of the home features a Kitchen Diner with a range of gloss laminate fronted units and roll top work surfaces with an inset electric hob and under counter electric oven and



grill. There is plumbing and space for further appliances, a 1 + 1/2 sink and drainer and a freestanding oil fired central heating boiler. There is wood effect laminate flooring, and this extends into the Living Room which features door access to the rear garden.

The first floor landing has benefit of two built in storage cupboards, and there is access to both Bedrooms on this level. Serving these two rooms is a good-sized Shower Room which features a three-piece suite.

The property features oil fired central heating and is predominantly UPVC double glazed.

LOCATION

Darland Lane is situated close to Rossett village and is particularly convenient for access to the Chester Business Park and Chester city centre as well as the southerly by pass with its links to the M53/M56 motorway network. There are excellent day-to-day amenities situated close by including schooling for primary and secondary education, the Grosvenor Pulford Hotel with its health club and spa a short walk away. Rossett offers a further range of good local shopping facilities, and a public house. There is a regular bus service within walking distance of the property both to and from Wrexham.

DIRECTIONS

Proceed out of Chester along the A483 Wrexham Road and pass the King's School and Chester Business Park. Upon reaching the roundabout at the junction with the A55 continue straight over and take a left hand exit onto Old Wrexham Road. Proceed out through the villages of Cuckoo's Nest and Pulford, passing the Grosvenor Pulford Hotel on the right hand side, before taking a left hand turning just after entering Lavister onto Darland Lane, where the property will be observed on the right hand side, clearly marked by our Humphreys For Sale notice.

ACCOMMODATION

with approximate room sizes, briefly comprises:-

PORCH

6' 6" x 4' 4" (1.98m x 1.32m)

HALL

12' 10" x 2' 10" (3.91m x 0.86m)

BATHROOM

6' 3" x 5' 4" (1.91m x 1.63m)

BEDROOM ONE / SITTING ROOM

12' 5" x 10' 1" (3.78m x 3.07m)

KITCHEN DINER

14' 10" x 9' (4.52m x 2.74m)

LIVING ROOM

14' 9" x 10' (4.5m x 3.05m)

LANDING

BEDROOM TWO

10' x 9' 8" (3.05m x 2.95m)



BEDROOM THREE

10'1" x 9'6" (3.07m x 2.9m)

SHOWER ROOM

10'7" x 4'8" (3.23m x 1.42m)

GARAGE

16'11" x 9'0" (5.16m x 2.74m)

SUMMER HOUSE

11' x 5'10" (3.35m x 1.78m)

EPC RATING**TENURE**

The property is understood to be freehold, the purchaser should verify this prior to a legal commitment to purchase.

COUNCIL TAX

Wrexham County Borough Council - Band E

VIEWING

By prior appointment with Humphreys of Chester on (01244) 401100.

1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.







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