

HUMPHREYS

ESTATE & LETTING AGENTS



KILN COTTAGE, HIGH STREET, GRESFORD,  
WREXHAM, LL12 8PT

£180,000

2 BED | 1 BATH | 1 LIVING

SALES

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A charming two bedroomed terraced cottage which should catch the attention of many a buyer! It is located within the popular village of Gresford, within easy access of the excellent range of local amenities and transport links. The property enjoys a characterful feel throughout, featuring extended accommodation to rear, a converted loft space and it is offered to market with the added incentive of NO ONWARD CHAIN!

Entry into the cottage is through its attractive composite double glazed door, with the Sitting Room being positioned to the front of the home, which features a living flame gas fire to the chimney breast and a cottage style wooden door links through into the Kitchen beyond. The Kitchen itself features a range of wooden fronted fitted wall, base and drawer units with work surfacing with an inset sink & drainer, inset 4 ring gas hob with extractor over and a built under double electric oven & grill. Completing the ground floor is the Utility which is an addition to the original footprint of the home, featuring work surfacing with plumbing connections and space for further appliances.

From the Kitchen is a spindled staircase which links to the first floor where there are two bedrooms in total and these are served by the Bathroom which features fully tiled walls and a three itemed white suite which comprises bath with shower screen and electric shower over, pedestal wash hand basin and a low level WC. From Bedroom Two is access via a folding, drop-down ladder to the loft which is floored and features a



skylight window, and it offers a great space for storage and there is access into the eaves. Externally, there is a small area to the rear and a storage shed also. The property features UPVC double glazing and GCH is installed.

### LOCATION

Situated along the High Street, within walking distance of the quality day-to-day amenities that Gresford has to offer. The property is also convenient for the beautiful and historic All Saints Village Church with history dating it back to the 13th century, whilst being a short walkaway from a local duck pond. There are good public houses/restaurants nearby and easy access is enjoyed to both Chester and Wrexham town centres via the A483 bypass, which links in well with the M53/M56 motorway network. Gresford is served via a regular bus service which serves both Chester and Wrexham.

### DIRECTIONS

Proceed out of Chester along the A483 Wrexham Road. Continue along past the King's School and Chester Business Park on the left hand side. Upon reaching the Post House roundabout continue straight on along the A483 proceeding for approximately 4-5 miles before taking the first exit sign posted Rossett and Llay. At the end of the slip road turn left down to the mini roundabout then turn right, proceeding uphill along Marford Hill, continuing through the village of Gresford. In the centre of the village at the traffic lights turn right at the junction with The Plough. Continue along the High Street, past the duck pond and the property will be found on the right hand side.

### ACCOMMODATION

with approximate room sizes, briefly comprises:-

#### SITTING ROOM

12' 11" x 9' 8" min (3.94m x 2.95m min)

#### KITCHEN

9' 9" x 9' 6" (2.97m x 2.9m)

#### UTILITY

6' 8" x 6' (2.03m x 1.83m)

#### LANDING

8' x 2' 5" (2.44m x 0.74m)

#### BEDROOM ONE

11' x 7' 9" (3.35m x 2.36m)

#### BEDROOM TWO

10' 3" x 6' 9" (3.12m x 2.06m)

#### BATHROOM

5' 8" x 4' 11" (1.73m x 1.5m)

#### LOFT AREA

12' x 8' 11" (3.66m x 2.72m) with some restricted headroom

#### EPC RATING

D



## COUNCIL TAX

Wrexham County Borough Council - Band C

## TENURE

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

## VIEWING

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

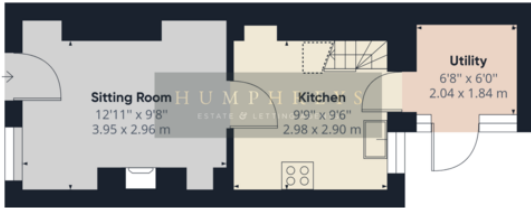
1. Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

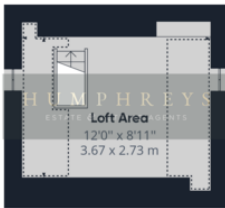




Ground Floor



Floor 1



Floor 2

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

600.36 ft<sup>2</sup>  
55.78 m<sup>2</sup>

**Reduced headroom**

60.48 ft<sup>2</sup>  
5.62 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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