

6 Greythorne Close

MW46499



GRESFORD

£245,000

6 Greythorne Close, Gresford, Wrexham, LL12 8HS
£245,000 MW46499



DESCRIPTION: Situated in a much favoured and sought after location is this 2/3 bedroom semi detached bungalow which offers spacious living accommodation to briefly comprise entrance hall, lounge, fitted kitchen with integrated appliances 2 bedrooms, 3rd bedroom /reception room and a shower room. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are well presented gardens, a drive providing off road parking and a former garage which has been converted and would be suitable for a number of uses. As selling agents we would highly recommend an inspection of the property to fully appreciate the accommodation on offer and the pleasant and convenient location. FREEHOLD. COUNCIL TAX BAND D.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn right onto the bypass and proceed to the first exit for Gresford, at the roundabout take the 4th exit for Gresford and continue into the village turning left at the Traffic lights onto High Street, proceed along the High Street until Pant Lane will be noted on the right, continue along Pant Lane turning left into Parkside and at the junction turn right and first left and Greythorne Close and the property will be noted on the right via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after village location with easy access to a range of village amenities, Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Wood effect floor covering. Cloaks cupboard housing wall mounted gas Worcester heating boiler. Composite front entrance door.



LOUNGE: 17' 8" x 11' 6" (5.38m x 3.51m) Panelled radiator. Wood effect floor covering. Fitted feature fire surround with inset living flame coal effect gas fire. Fitted plantation window blinds to front elevation.



KITCHEN: 9' 9" x 8' 10" (2.97m x 2.69m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset bowl and drainer and splash back tiling with integrated appliances to include hob, extractor hood and oven. Space and plumbing for washing machine. UPVC rear entrance door.



BEDROOM 1: 13' x 10' 6" (3.96m x 3.2m) Panelled radiator. Fitted range of 6 door wardrobe facilities. Window to rear elevation.



BEDROOM 2: 8' 7" x 8' 7" (2.62m x 2.62m) Panelled radiator. Wood effect floor covering. Window to side elevation.



BEDROOM 3/RECEPTION ROOM: 10' x 9' 9" (3.05m x 2.97m) Panelled radiator. Wood effect floor covering. French doors leading to rear garden.



SHOWER ROOM: Chrome style towel rail. Fitted 3-piece suite comprising wc, wash hand basin set in vanity unit and shower enclosure with fitted shower.



OUTSIDE: To the front of the property there is a drive providing ample off-road parking which leads to the converted garage (18'5 x 8'5) with UPVC entrance door and glazed side panel and having power and lighting laid on. There is a gated access to the side of the property and a paved path leading to the rear gardens which are well presented and comprise a paved patio area leading onto lawned gardens and a decked seating area. Outside garden store. Summerhouse with power and lighting laid on. Outside lighting.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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