



**2 Mabberley Cottage,
Gresford**
OFFERS OVER
£200,000

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Situated within walking distance of Gresford Village this 1914 built characterful end terraced home which offers tremendous potential whilst having been well maintained.

Set back well from the road with space to park there is low maintenance gardens to both the front and rear with the rear garden being of a deceptive size, whilst offering a southerly aspect together with great privacy.

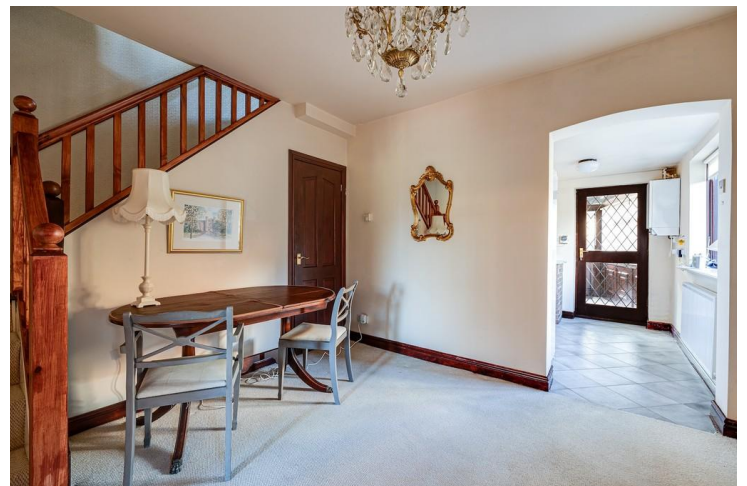
The accommodation begins with an entrance porch which leads to an open plan reception dining room, separate living room with feature beams, kitchen with a range of limed oak effect fitted units with integrated appliances, UPVC double glazed conservatory which opens into the rear garden.

To the first floor there are two double bedrooms and a main bathroom with a three piece suite with an electric shower over the bath.

The property lies only minutes walk away from a regular bus service to Chester City centre.

FINER POINTS

- * Gas fired central heating and double glazed windows
- * Sold with no ongoing chain





* Two good sized bedrooms and two separate reception rooms

* Good sized southerly facing rear garden which offers particular privacy

* Conservatory with access to the rear garden with electric heating

* Good sized first floor bathroom

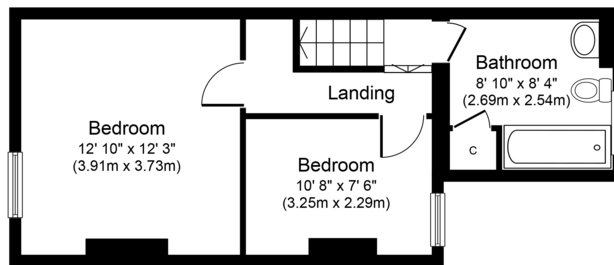
These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers ought to seek their own professional advice. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All measurements are approximate.

Tenure: Freehold

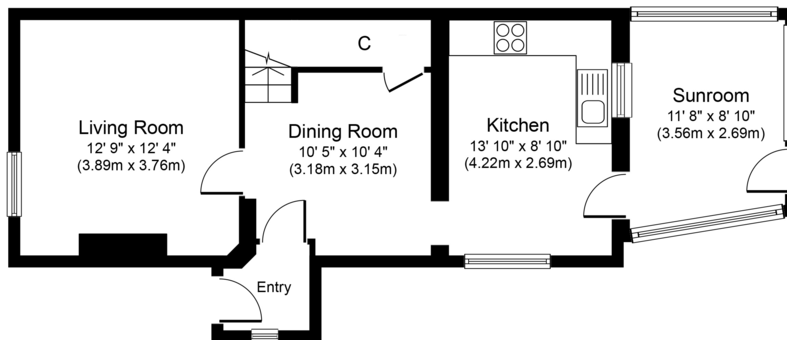
Local Authority: Wrexham County Borough Council

Council Tax: Band D

Viewings: By appointment only



First Floor
Approximate Floor Area
378 sq.ft.
(35.1 sq.m.)



Ground Floor
Approximate Floor Area
550 sq.ft.
(51.1 sq.m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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