



FOR SALE

Gresford Close, Wolley Grange

S75 5QR

4 Bedroom, Detached

OIEO £350,000



Movenowproperties are pleased to offer this 4 bedroom detached property for sale. Located in Woolley Grange close to M1 for those commuting this well presented family home has 2 bathrooms, 3 reception rooms, enclosed rear garden and off road parking.

Must be viewed to be appreciated.

Entrance Hall

A spacious entrance hall with Karndean flooring, useful storage cupboard and stairs leading to first floor.



Living Room

Measurements: 16' 2" x 10' 8" (4.94m x 3.26m)

A spacious living area with double glazed window overlooking the front with fitted day and night electric blinds, radiator, carpet flooring, attractive fire and surround and double doors opening to the dining room.



Dining Room

Measurements: 10' 7" x 8' 8" (3.23m x 2.63m)

Current used as a studio with laminate flooring, radiator, door to kitchen and patio doors opening to enclosed rear garden.



Kitchen

Measurements: 11' 3" x 10' 8" (3.44m x 3.24m)

Offering a range of modern wall and base units, complementary work surfaces, integrated fridge / freezer, dishwasher, tiled flooring, radiator, 1.5 sink and drainer, integrated oven, grill and 4 ring gas hob. Double glazed window overlooking the rear and recessed spotlights.



Utility

Measurements: 7' 10" x 5' 3" (2.38m x 1.61m)

Having base units and work surfaces, tiled flooring, plumbing for washing machine and UPVC door leading to rear.

Downstairs WC

Located off the utility this useful cloak room has low flush wc, pedestal wash basin, tiled flooring and radiator.



Office / Snug

Measurements: 12' 5" x 7' 5" (3.79m x 2.26m)

This third reception room currently used as a dining room has carpet flooring, radiator, useful storage cupboard and double glazed window overlooking the front.



Stairs and landing

With carpet flooring, hand rail, useful storage cupboard housing boiler and doors leading to bedrooms and bathroom.



Bedroom 1

Measurements: 15' 5" x 10' 07" (4.69m x 3.23m)

A double bedroom with laminate flooring, radiator, fitted wardrobes and double glazed window overlooking the front.



En-Suite

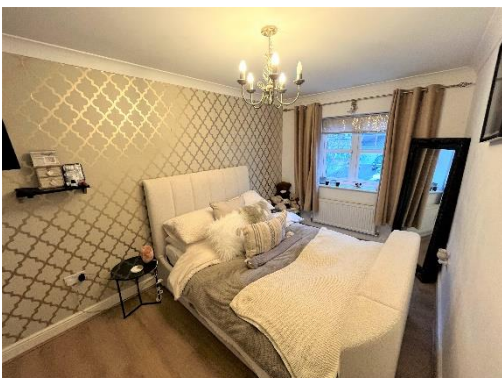
Having shower cubicle, low flush wc, pedestal wash basin, tiling to floors and walls, radiator and frosted double glazed window overlooking the front.



Bedroom 2

Measurements: 16' 1" x 8' 3" (4.90m x 2.52m)

Another double bedroom with laminate flooring, radiator and double glazed window overlooking the front.



Bedroom 3

Measurements: 11' 7" x 9' 7" (3.53m x 2.92m)

Another good sized bedroom with radiator, fitted wardrobes and double glazed window overlooking the rear.

Bedroom 4

Measurements: 10' 0" x 8' 0" (3.04m x 2.44m)

Another good sized bedroom with ?? flooring, radiator, fitted wardrobes and double glazed window overlooking the rear.



Family Bathroom

Comprising of a 3 piece suite in white, low flush WC, pedestal wash basin, bath, towel heater, tiling to walls and floor. Frosted double glazed window overlooking the rear.



Outside

To the front of the property is double driveway offering off road parking and paved walkway to the side leading to the rear garden.

To the rear of the property is a spacious enclosed rear garden with lawned area and fenced boundaries.



Tenure

Leasehold

998 years from 2005. Approx 980 years remaining

Ground Rent Approx £100 per annum

Service charge Approx £172 per annum

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81
69-80	C	72	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

Free valuations

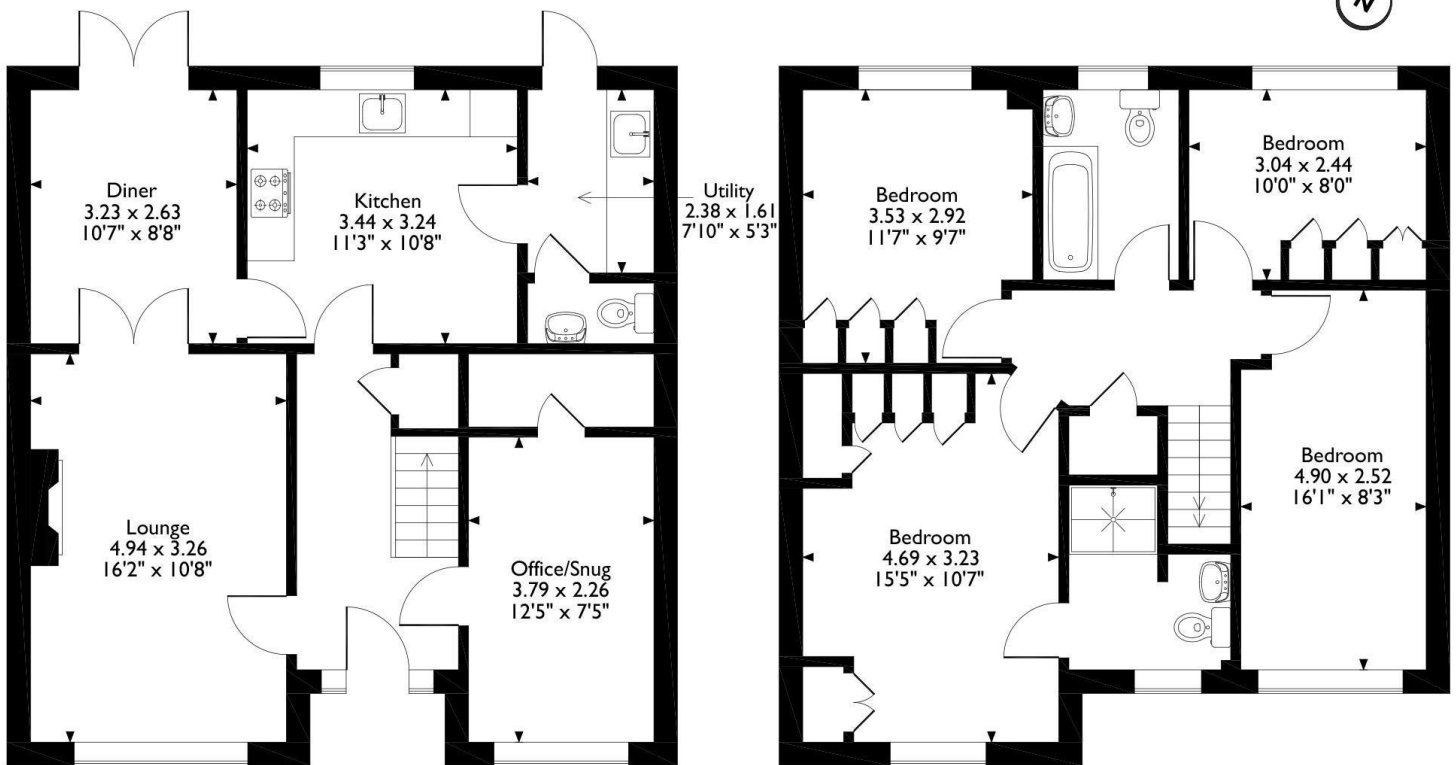
Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us Movenowproperties.com 01924 249349 / info@movenowproperties.com

Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

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Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

DISCLAIMER:

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