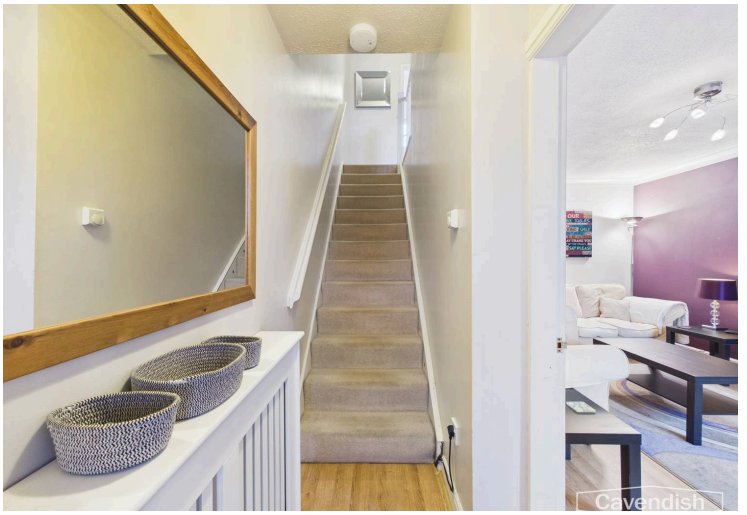






17 Burton Rise, Gresford

£225,000 Freehold

Modern townhouse style property • Popular village location • Cul-de-sac development • Entrance hall, living room and dining kitchen • Landing, bedroom one with shower room, bedroom two and bathroom • Driveway parking to the front • Generous sized rear garden with lawn, specimen shrubs and two Indian stone patio areas • No onward chain involved • Ideal for a first time buyer, couple, young family, downsizer or investor

Cavendish

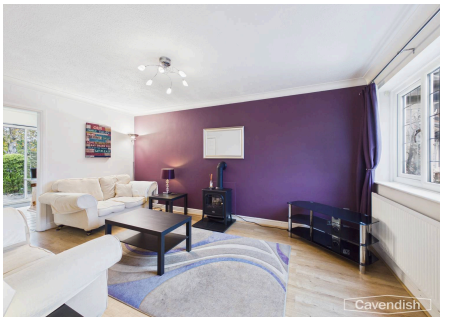
Modern two-bed townhouse in Graford cul-de-sac. Features en-suite, stylish bathroom, spacious living, dining kitchen, landscaped rear garden, parking, and double glazing. Ideal for various buyers.
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C







- Modern townhouse style property
- Popular village location
- Cul-de-sac development
- Entrance hall, living room and dining kitchen
- Landing, bedroom one with shower room, bedroom two and bathroom
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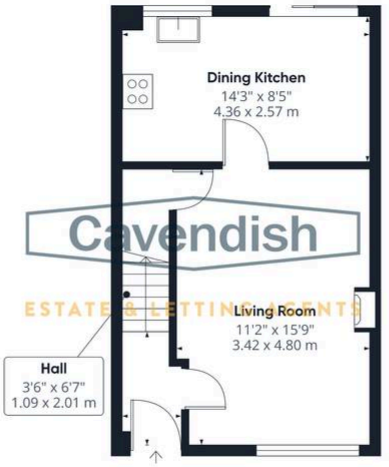
THE ACCOMMODATION COMPRISES:

CANOPY PORCH
Open porch with outside light and integral store with double power point, the electrical consumer unit and shelf. Wooden panelled door with double glazed inserts to the entrance hall.

ENTRANCE HALL
Entrance hall radiator with radiator cover; ceiling light point, thermostatic heating controls, laminate wood effect flooring and staircase to the first floor. Door to the living room.

LIVING ROOM
15' 10" x 11' 2" (4.83m x 3.40m)
UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, TV ariel point, laminate wood effect flooring, granite hearth with an electric log-effect stove heater, and built-in under stairs storage cupboard. Door to the dining kitchen.

DINING KITCHEN
14' 6" x 8' 7" (4.42m x 2.62m)
Fitted with a range of basin wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer. Fitted four-ring gas hob with extractor above and built-in electric fan oven and grill. Plumbing and space for washing machine and dishwasher, space fridge/freezer, ceiling light point, extractor, tiled floor, radiator with radiator cover, space for dining table and chairs, sealed unit double glazed window overlooking garden and



Floor 0



Floor 1

Approximate total area(1)

665 ft²

61.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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You can include any text here. The text can be modified upon generating your brochure.