



MARFORD GATE
CHESTER ROAD, MARFORD

JACKSON-STOPS 



**MARFORD GATE, CHESTER ROAD,
MARFORD, NR WREXHAM, LL12 8SF**

APPROXIMATE GROSS INTERNAL AREA: 2756 SQ FT / 256.03 SQ M

A FULLY MODERNISED PERIOD FAMILY
HOUSE STANDING IN A PRIVATE GARDEN
AND WITHIN WALKING DISTANCE OF
VILLAGE AMENITIES



DISTANCES

ROSSETT 1 MILE
WREXHAM 4 MILES
CHESTER 8 MILES
LIVERPOOL 30 MILES
MANCHESTER 41 MILES
(DISTANCES APPROXIMATE)

FEATURES

- Hall
- Cloakroom/W.C.
- Drawing Room
- Sitting Room
- Study
- Kitchen with
Breakfast Area
- Utility Room
- Master & Guest
Bedroom Suites
- 3 Further Bedrooms
(1 en-suite)
- Family Shower Room
- Secure Outbuildings
- Parking & Turning for
Several Cars
- Lawned Gardens
- Wide Terrace with
Seating Area
- In all about 0.36 acres



LOCATION

Marford Gate is situated at the top of Marford Hill occupying a prominent yet private position. Both Gresford and Rossett are conveniently placed and between them offer a general store, post office, church, chemist, doctors' surgery, dentist, pubs and restaurants. The larger centres of Wrexham and Chester are 4 and 8 miles respectively offering a more comprehensive range of services with High Street retailers and supermarkets complemented by out-of-town retail parks including the Cheshire Oaks Outlet Village at Ellesmere Port and Broughton Retail Park.

On the recreational front there are football, rugby, cricket and hockey clubs in both Chester and Wrexham, indoor tennis on the edge of Wrexham and swimming baths. Locally there are several golf courses including Wrexham, Chester Curzon and Carden Park. In Chester there is sailing and rowing on the River Dee and for the equestrian enthusiasts' horse racing at Chester and Bangor on Dee.

Schooling in the area is well provided for with the state primary school within walking distance whilst there is a secondary school in Rossett and Yale College in Wrexham. Independent schools are available nearer to Chester including The Kings and Queens Schools and Abbeygate College at Saughton.

COMMUNICATIONS

The area enjoys good road links and Marford is extremely convenient for both Wrexham and Chester. The A483 Wrexham by-pass allows for ease of travel south towards Shrewsbury & Telford and to the north connects with the A55 Expressway serving North Wales. The Chester Business Park, Deeside Industrial Park and Wrexham Industrial Estate are all within daily travel and beyond Chester the A55 Expressway connects to the M53 & M56 motorways serving Liverpool & Manchester which are both within commuting distance. For travel to London there is a 2 hr rail service from Chester Station to Euston and for international travel Liverpool & Manchester airports are 32 and 41 miles respectively.



DESCRIPTION

Marford Gate provides purchasers with the opportunity to acquire an impressive and fully refurbished 5 bedroom detached family house standing in a generous and private garden. Dating from the 1930's the design is very distinctive being constructed of brick with white painted elevations incorporating a first floor balcony and new double glazed windows beneath a tiled roof. Marford Gate has recently undergone a comprehensive scheme of modernisation and improvement offering contemporary family style living but yet retaining much of the original character and architectural detailing. Heating is courtesy of a new gas fired boiler with under floor heating throughout the ground floor rooms and conventional heating radiators on the upper floors. The flooring at ground floor level is a combination of laminate and tile and there is extensive lighting with downlighters throughout, brushed steel electrical fittings and solid oak doors.

At ground floor level there are two principal reception rooms with a study off and from a central staircase hall access is gained to an open plan kitchen with island unit and a comprehensive range of Bosch appliances. From the kitchen bi-folding glazed doors open to the garden and a wide terrace. An attractive staircase leads to a first floor landing off which there are three principal double bedrooms which are all en-suite with quality sanitary fittings by Hansgrohe, Geberit and Roca. The master bedroom has an en-suite shower room and French windows onto a balcony to the front. The other principal bedrooms are en-suite, one with a bathroom and the other with a shower room and both have walk in dressing rooms. On the second floor there are two single bedrooms served by a shower room with central glazed shower and Hansgrohe fittings.





ACCOMMODATION

An open fronted porch with external lighting and tiled floor leads to the front door set in a glazed surround. The front door opens into an attractive entrance hall with laminate flooring and original panelled staircase incorporating polished wood newel posts and handrail. From the entrance hall access is gained to all the reception rooms and kitchen and beneath the stairs is a tiled downstairs cloakroom with low flush w.c. and hand basin. The drawing room is a generous and well-proportioned room with double aspect and bay window incorporating a small sitting area/sun room. The drawing room has laminate flooring, downlighters and some original architectural detailing. Across the hall is the family sitting room with bay window, downlighters and laminate flooring which extends into the adjoining study which itself benefits from a double aspect to the front and side. Extending across the back of the house is a stunning kitchen which benefits from a double aspect and bi-folding glazed doors opening onto a south facing terrace. The kitchen contains fitted wall and base units under quartz work surfacing including a central island unit which incorporate a breakfast bar. The appliances are by Bosch and include a microwave combination oven, electric oven, warming drawer, Bosch fridge, Elica induction hob with built in extractor and Reginox instant boiling water tap. Within the kitchen there is space to accommodate dining and sitting areas and the flooring is finished in a large porcelain tile which extends into the adjoining utility room fitted with matching wall and base units incorporating a sink. From the utility room a sliding door opens into a downstairs cloakroom with low flush w.c. and beyond which is the boiler room housing an Ideal gas central heating boiler, pressurised hot water system and the manifolds for the underfloor heating serving the ground floor.



The accommodation on the first floor is accessed off an attractive and extremely light landing serving three double bedrooms which are all en-suite. The master bedroom has a double aspect with French windows opening onto an open balcony with railed balustrade. The en-suite contains a tiled shower with glazed screen and Hansgrohe fittings, hand basin with drawers below, mirror, low flush w.c., heated towel rail, tiled walls and tiled floor with underfloor heating. Bedroom 2 has a walk-in dressing room and en-suite with freestanding oval shaped bath, tiled shower with glazed screen and Hansgrohe fittings, hand basin with drawers below, low flush w.c., heated towel rail, fully tiled walls and tiled floor. Bedroom 3 also has a walk-in dressing room albeit with restricted

headroom and an en-suite with tiled shower and glazed screen, hand basin with cupboard below, mirror, low flush w.c., heated towel rail, fully tiled walls and tiled floor. From the first floor landing the featured panelled staircase continues to the second floor landing with exposed ceiling timbers and Velux window. Bedrooms 4 and 5 are both single bedrooms with restricted headroom, exposed ceiling timbers and eaves storage cupboards. Both bedrooms are served by a shower room with vaulted ceiling, walk-in tiled shower with glazed screens to either side, Hansgrohe fittings, hand basin with cupboards below, low flush w.c., heated towel rail, Velux windows, half tiled walls and tiled floor.



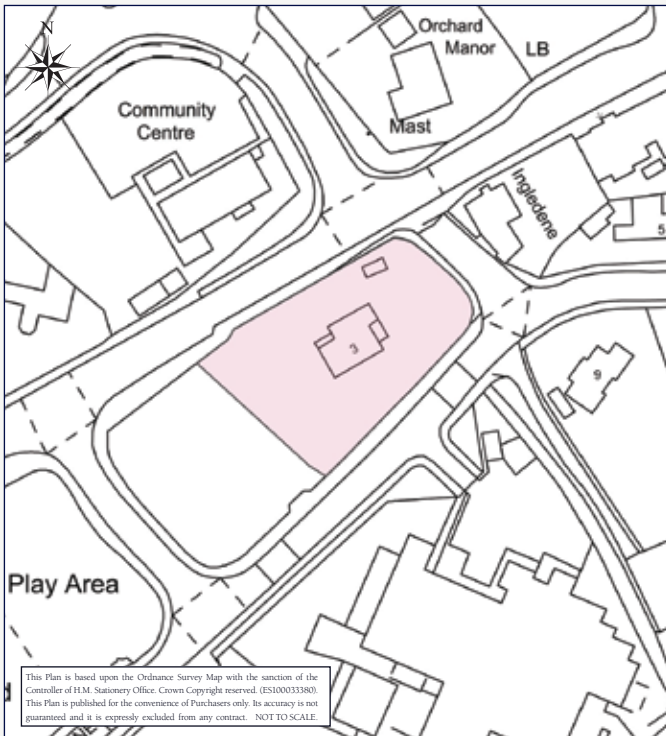


OUTSIDE

Marford Gate is accessed from Chester Road via a splayed entrance with solid electric gates opening onto a sweeping gravelled drive which rises up to parking and turning areas to the front and side of the house where there is ample space for garaging. Against the drive is external lighting within a retaining wall which forms a well-stocked shrub border against an established privet hedge and a stand of mature Scots pine trees which screen the garden from the neighbouring plot which has planning for two detached houses.

Against the gravelled drive and laid across the front of the property is an Indian stone path which extends around the entire house. The rear garden to Marford Gate benefits from a south west orientation which takes full advantage of the afternoon and evening sun. Adjacent to the kitchen with its bi-folding doors are steps leading up to a wide raised terrace which is an ideal seating and barbeque area. The terrace is screened by a wide shrub border containing Hydrangea, Skimmia, Pieris, Hebe and Laurel against a mature Leylandii hedge and beyond the terrace is a lawned garden.

Against the east elevation is a stand of mature trees including Cedar, Yew and a selection of Pine and Fir trees together with a former kitchen garden area and small patio with shrubbery containing Rhododendron, Pieris, Camelia, Magnolia and Hydrangea. From the side of the house are two paths leading to independent side and back gates onto the adjoining lanes. Beneath the stand of trees and against the front drive are two secure timber clad domestic outbuildings which at one time served as garaging but are now secure garden stores.



PROPERTY INFORMATION

Address: Marford Gate, Chester Road, Marford, Nr Wrexham, LL12 8SF

Tenure: Freehold with vacant possession.

Services: Mains water, electricity, gas and drainage. Telephone and Broadband connections.

Local Authority: Wrexham County Borough Council.
Tel: 01978 292 000

Council Tax: Band G

EPC: Rating D

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment with the Chester office of Jackson-Stops. Tel: 01244 328 361

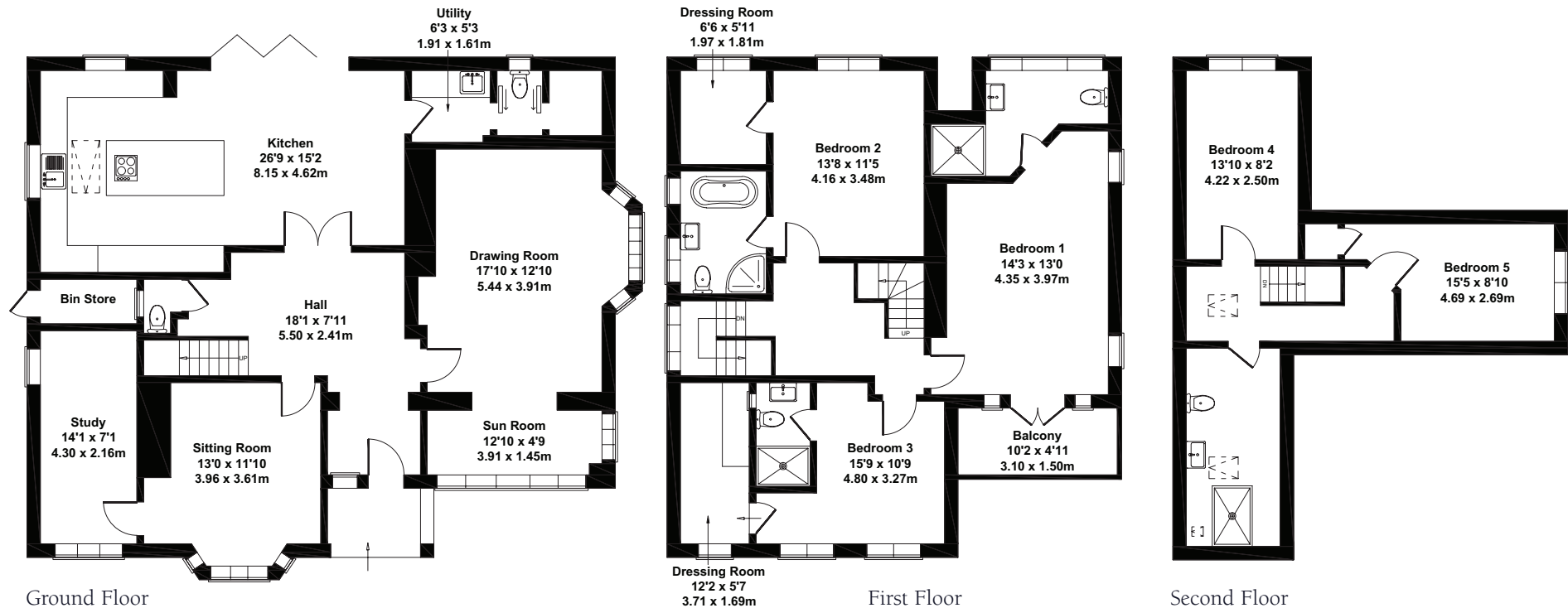
DIRECTIONS (LL12 8SF)

From Chester proceed south on the A483 signposted for Wrexham taking the first exit signposted Rossett and Gresford. From the slip road turn left and at the roundabout turn right signposted Gresford. Having ascended the Marford Hill pass the Co-op and the entrance gates to Marford Gate will be seen on the left-hand side immediately before the turning into Wynnstay Lane.

MARFORD GATE

APPROXIMATE GROSS INTERNAL AREA:
2756 SQ FT / 256.03 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.



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