



The Old Carriageway, Marford Hill, Marford

Guide Price £585,000



The Old Carriageyard, Marford Hill

Marford, Wrexham

Occupying a sought-after position at the foot of Marford Hill, Ivy Cottage is a deceptively spacious detached home offering versatile accommodation, generous room proportions and excellent potential for a new owner to make it their own. Surrounded by established homes in one of the area's most desirable locations, the property combines a peaceful setting with easy access to Chester, local amenities and highly regarded schools.

Council Tax band: H

Tenure: Freehold

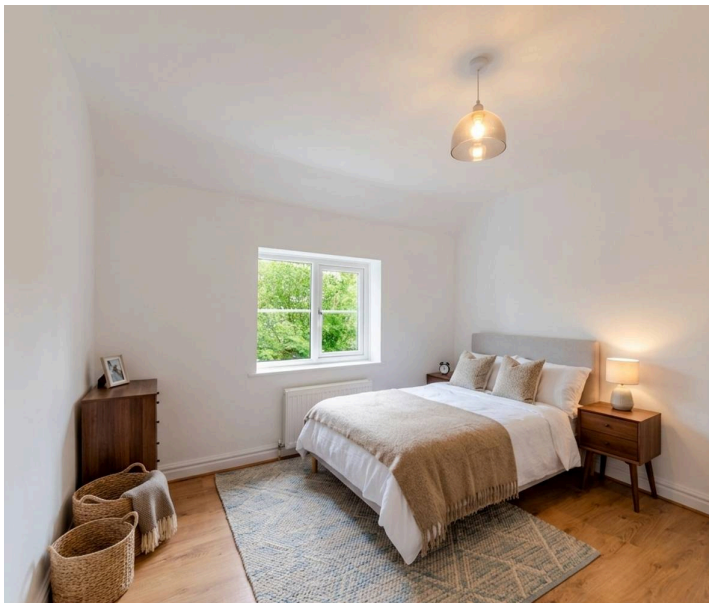




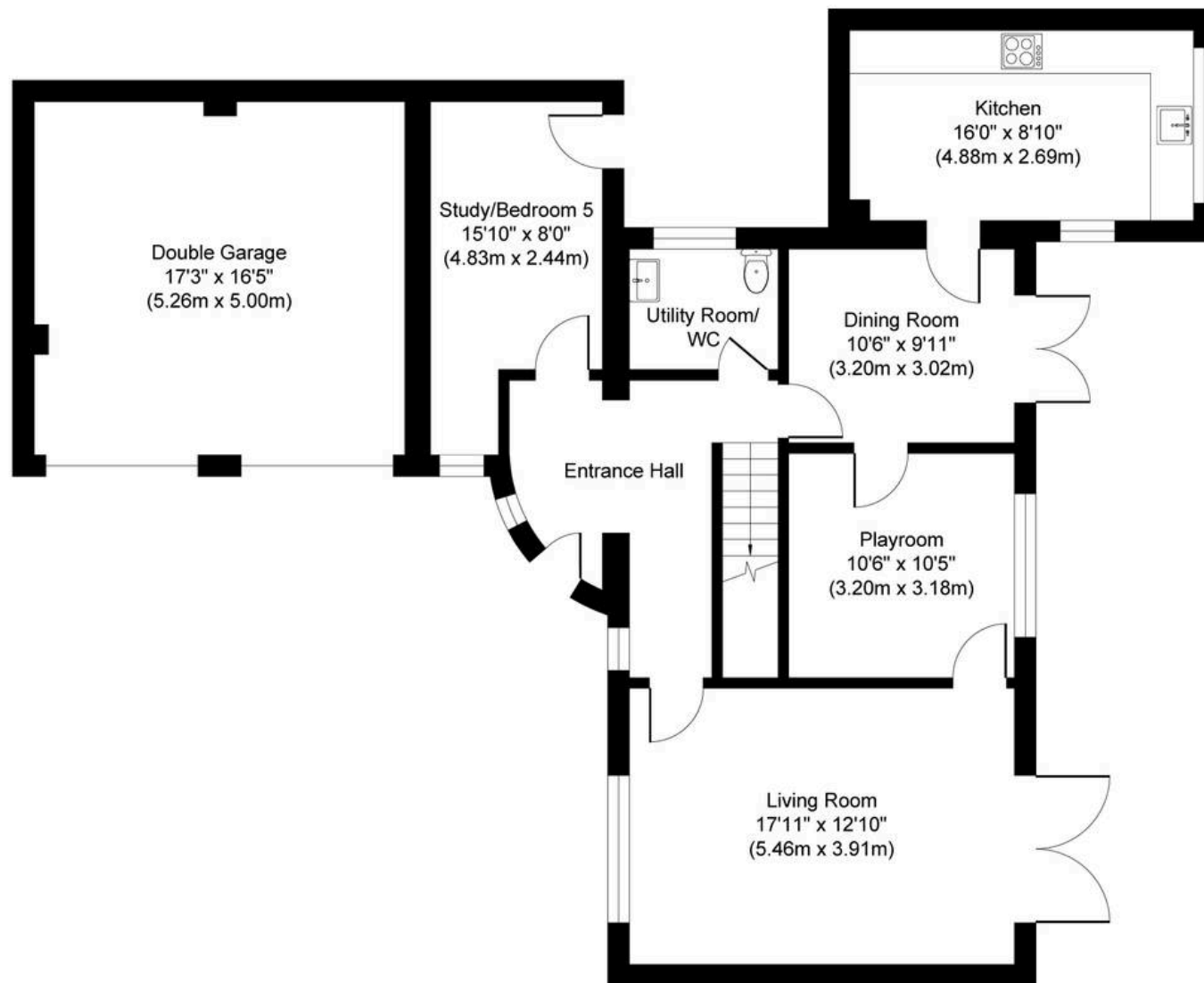
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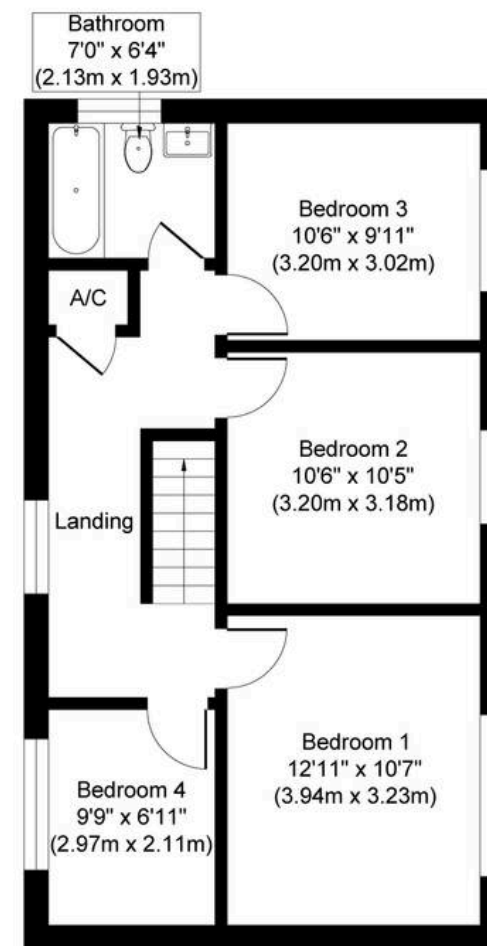
- Good sized detached family home with a private rear garden situated on the prestigious Marford Hill
- Real blank canvas with scope to personalise into your unique family home
- Flexible reception space with a spacious living room, separate playroom, dining room and study
- Well fitted breakfast kitchen with granite work surfaces and breakfast bar, integrated appliances, separate utility room/w/c
- Four good sized first floor bedrooms plus an immaculate family bathroom with a white suite
- Double garage with plentiful parking, private and well enclosed rear garden
- Sold with no chain, recently decorated throughout with neutral fitted flooring throughout







Ground Floor
Approximate Floor Area
1212 sq. ft
(112.59 sq. m)



First Floor
Approximate Floor Area
596 sq. ft
(55.34 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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