



## Redland Close, Wrexham LL12 8HP

### £240,000

A fantastic opportunity to purchase a 3 bedroom link-detached bungalow situated within a popular residential area in the desirable village of Gresford. Located at the end of a cul-de-sac next to a green the bungalow is in need of modernisation throughout but has excellent potential and viewing is highly recommended. The property has gardens to the front and rear with off road parking and a single garage with fob operated door. The desirable village of Gresford benefits from a wealth of local amenities including various shops, pubs, good primary school, picturesque duck pond and has excellent road access to Wrexham and Chester by car or via the frequent bus service. In brief the property comprises of; entrance hall, lounge, inner hallway, kitchen, conservatory, 3 bedrooms and shower room.

- A fantastic opportunity to purchase a 3 bedroom link-detached bungalow
- Wonderful potential
- Off road parking and single garage
- No Chain
- Requiring Modernisation throughout
- Located at the end of a cul-de-sac next to a green
- Desirable village location
- Viewing Highly Recommended



## Entrance Hallway

With carpeted flooring, door to a storage cupboard, door into lounge

## Lounge

5.39m x 3.54m (17'8" x 11'7")

A good size lounge with a large double glazed bay window to the front, carpeted flooring, central fireplace with tiled surround and hearth.

## Inner Hallway

With carpeted flooring, access to the loft space.

## Kitchen

3.00m x 2.63m (9'10" x 8'7")

Fitted with matching wall. drawer and base units, working surface with stainless steel sink and drainer, space for a cooker, plumbing for a washing machine, part tiled walls, extractor fan, wall mounted gas boiler, window into conservatory, door into the conservatory.

## Conservatory

3.03m x 2.42m (9'11" x 7'11")

With double glazed windows looking out on to the rear garden, tiled flooring, door off to the side.

## Bedroom 1

3.94m x 3.26m (12'11" x 10'8")

A spacious bedroom with a double glazed window to the rear, carpeted flooring.

## Bedroom 2

3.01m x 3.01m (9'10" x 9'10")

With a double glazed window to the rear, fitted wash hand basin with unit under, carpeted flooring.

## Bedroom 3

2.64m x 2.69m (8'7" x 8'9")

With a double glazed window to the side, carpeted flooring.

## Shower Room

1.82m x 1.65m (5'11" x 5'4")

Fitted with a low level w.c, pedestal wash hand basin, shower, fully tiled walls, tiled flooring, double glazed window.

## Rear Garden

To the rear is a paved patio leading on to a lawned garden with gravelled border. There is gated access to the front of the property.

## Front garden

To the front is a generous lawned garden with well established planted borders. To the side is a brick paved driveway providing off road parking and leading to a single garage with electric fob operated door.

## Important Information

\*Key facts interactive report link available in video tour and brochure sections. \*

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please





contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







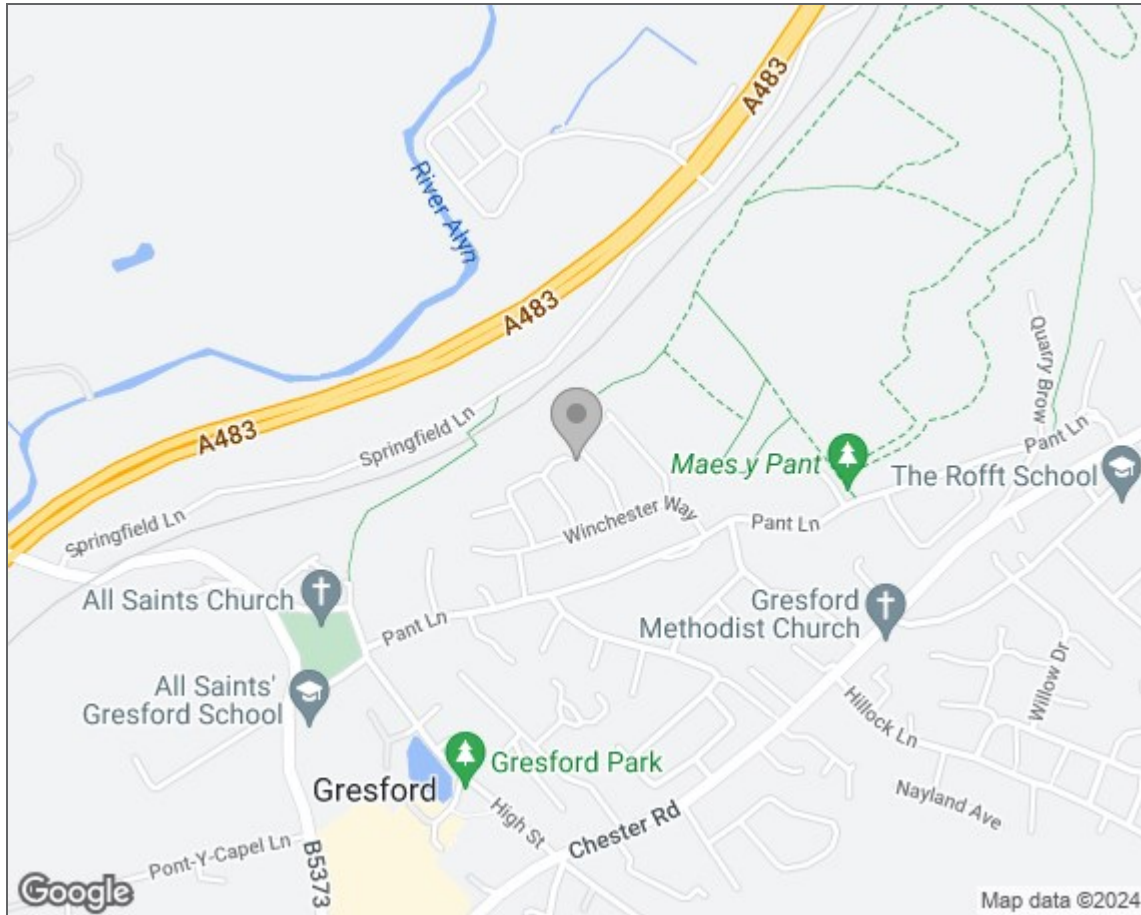


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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	83
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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