



7

Wrexham | | LL13 9SZ

£275,000

MONOPOLY[®]

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to bring to the market a well proportioned Two bedroom detached bungalow in a VERY SOUGHT after and DESIRABLE residential location which offers good living space.

The accommodation comprises of an Entrance Hallway, Excellent sized Lounge with archway to the Dining Room, Kitchen, Utility room, Two Bedrooms and Family Bathroom Externally there is a driveway leading to a single Garage with up and over door and garden to the rear and to the front there are rural views over to Bieston, Cheshire

The property is in close proximity to Wrexham City Centre and to the A483 for commuting and has numerous local amenities including shops and primary school.

- TWO BEDROOM
- DETACHED BUNGALOW
- SOUGHT AFTER LOCATION
- GARAGE
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- UTILITY ROOM



ACCOMMODATION TO GROUND FLOOR

Covered porch with tiled step gives access to the composite double glazed leaded and frosted door to the entrance hallway.

ENTRANCE HALLWAY

With single panel radiator, coved ceiling, cloaks cupboard, access to the loft space.

LOUNGE

15'4" x 12'7" (4.679m x 3.848m)

UPVC Double glazed window to the front with radiator beneath, Adam style fireplace with electric fire inset telephone point, archway to the dining room

DINING ROOM AREA

10'3" x 10'0" (3.139m x 3.051m)

Which has UPVC Double glazed sliding patio doors opening to the rear garden, radiator, door into the kitchen.

KITCHEN

9'9" x 9'9" (2.992m x 2.994m)

Lovely kitchen comprising a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer tap, space for cooker, space for fridge, UPVC Double glazed window to the rear, door to utility room.

UTILITY ROOM

8'0" x 6'10" (2.441m x 2.103m)

Comprising of a wall mounted gas central heating boiler, UPVC Double glazed window and door to the rear, worktop surface with stainless steel sink unit with mixer tap, built in storage cupboard, plumbing for washing machine.

BEDROOM ONE

11'8" x 11'5" (3.557m x 3.491m)

UPVC Double glazed window to the front, radiator, built in wardrobes, built in storage cupboard.

BEDROOM TWO

11'8" x 9'11" (3.578m x 3.037m)

UPVC Double glazed window to the rear, single panel radiator.

FAMILY BATHROOM

7'11" x 6'10" (2.430m x 2.090m)

Panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, single panel radiator, UPVC Double glazed and frosted window to the side, fully tiled walls, airing cupboard.

OUTSIDE TO THE FRONT

Driveway to the front offering off road parking for two vehicles and which leads to the single garage with Electric up and over

door. The garden has been laid with decorative pebbles and has an array of mature bushes and shrubs.

Gated access to the left hand side leads to the side and rear garden

OUTSIDE TO THE REAR

Pebbled area with astro turf lawn and floral borders, garden shed and steps down to further sloped garden area. There are mature hedges to the boundaries.

IMPORTANT INFORMATION

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

MORTGAGES

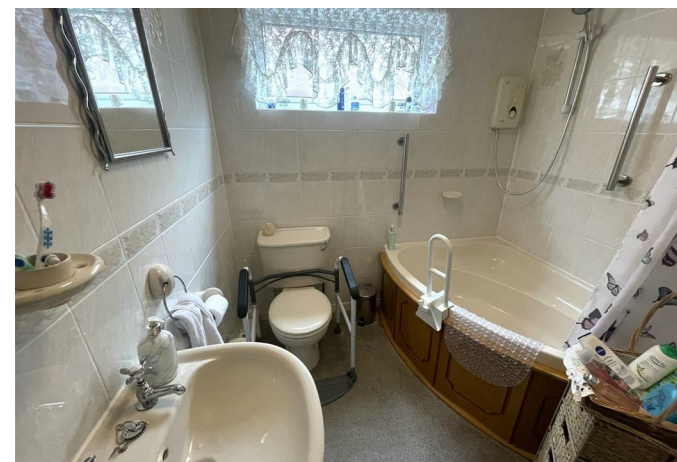
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage

KEY FACTS FOR BUYERS

Please see Key Facts for buyers in Web Link.





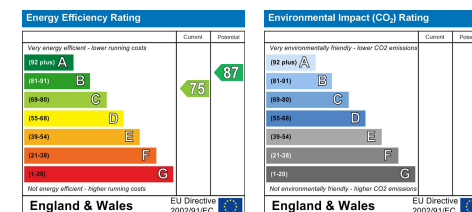


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