



## Sandringham Close, Bersham LL14 4FF

### £220,000

Welcome to Sandringham Close, Bersham, Wrexham - a charming semi-detached house that could be your next dream home! This lovely property boasts 2 reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three comfortable bedrooms, there's plenty of space for the whole family to unwind and make lasting memories. The house features a well-maintained bathroom, ensuring convenience and comfort for your daily routines. Spanning across 796 sq ft, this home offers a comfortable living space where you can truly make it your own. One of the standout features of this property is the parking space available for 2 vehicles, providing ease and convenience for you and your family or guests. No more worrying about finding a parking spot after a long day! Located in the picturesque area of Bersham, Wrexham, this property offers a peaceful and serene neighbourhood for you to call home. Whether you're looking to settle down or simply seeking a change of scenery, Sandringham Close presents a wonderful opportunity to create the lifestyle you've always desired. Don't miss out on the chance to own this delightful semi-detached house - book a viewing today and envision the endless possibilities that this property holds for you and your loved ones.

- A THREE BEDROOM SEMI DETACHED HOUSE
- TWO SPACIOUS RECEPTION ROOMS
- MODERN BATHROOM
- ATTRACTIVE ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED
- FITTED KITCHEN
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION



## Hallway

Stairs to first floor, timber flooring, doors to kitchen and living room.

## Kitchen

Fitted range of wall and base units, complementary worktops, stainless steel sink drainer, mixer tap, single oven, four ring gas hob, extractor, tiled splashback, space for washing machine and dishwasher, window to front, tiled floor, door to dining room, gas combi boiler.

## Dining Room

A versatile space currently set up as a dining/living space with laminate flooring, skylight window, French style doors to front.

## Living Room

Timber flooring, window and French doors to rear, generous understairs cupboard, coving.

## First floor landing

Carpet, doors to three bedrooms and bathroom.

## Bedroom One

Carpet, window to front, fitted wardrobes.

## Bedroom Two

Carpet, window to rear, airing cupboard.

## Bedroom Three

Carpet, window to rear.

## Bathroom

Panel bath with mains shower over, shower screen, extractor, Wc, hand wash basin in vanity unit, tiled floor, aqua panel splashback, chrome towel rail.

## Outside

Rear garden with lawn, patio seating area, brick paving, timber garden store, mature planting.

Parking for 2 cars on front drive, access to rear.

## IMPORTANT INFORMATION

\*Material Information interactive report 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.

## 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 01978 800186 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

**Additional Information**

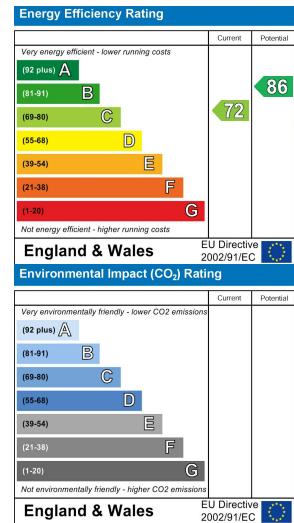
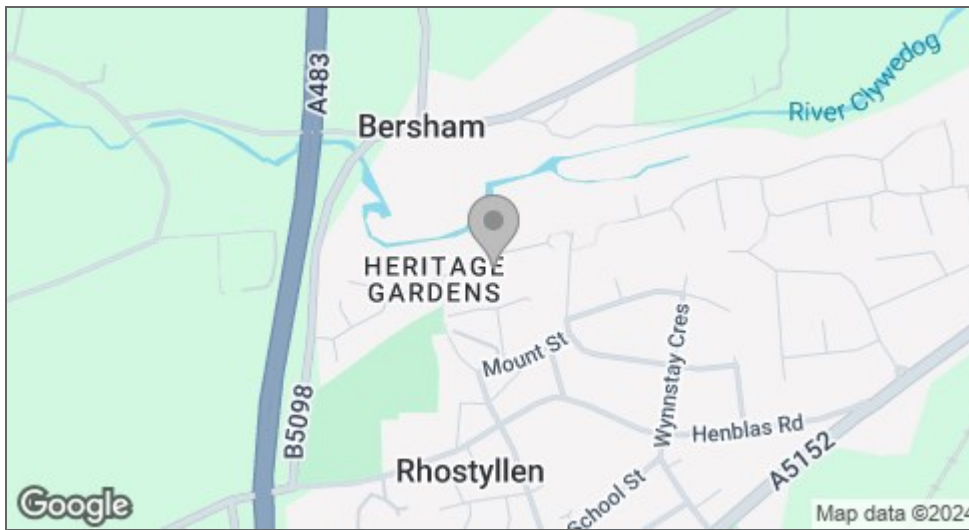
Hive heating controls...gas central heating











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