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Gresford | Wrexham | LL12 8HD

Offers In Excess Of £300,000

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Welcome to this charming semi-detached bungalow located in the popular village of Gresford, Wrexham. This property boasts a spacious reception room, perfect for relaxing or entertaining guests. With two inviting bedrooms, there is ample space for a small family or guests to stay over. The property features a bathroom, ensuring your comfort and convenience. Additionally, the bungalow offers parking space for up to four vehicles on a brick paved drive and in a single detached garage, making it ideal for those with multiple cars or visitors arriving. Nestled in a tranquil neighbourhood, this bungalow provides a peaceful retreat from the hustle and bustle of everyday life. The surrounding area offers a blend of scenic countryside views and convenient amenities, creating a perfect balance for a relaxed lifestyle. The property is within walking distance of the local parade of shops, public house, local primary school and Maes Y Pant woodland walking trails. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483. Don't miss the opportunity to make this lovely bungalow your new home. Book a viewing today and experience the warmth and comfort this property has to offer.

- SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS LOUNGE/DINER
- BATHROOM
- KITCHEN
- GARDENS TO FRONT & REAR
- GARAGE
- SOUGHT AFTER LOCATION
- NO CHAIN!
- VIEWING RECOMMENDED!



Entrance Porch

Upvc front door, tiled floor, door to hall.

Hallway

Carpet, doors to lounge, kitchen, two bedrooms and bathroom.

Lounge/Diner

A generous reception room with windows to front and side, gas fire with complementary surround, coving.

Kitchen

With a fitted range of wall and base units, complementary worktops, stainless sink drainer, spaces for cooker, washing machine, and fridge. Tiled floor, window to rear, external door to side, wall mounted Worcester gas boiler.

Bedroom One

Carpet, fitted wardrobes, window to rear.

Bedroom Two

Carpet, doors to lounge, kitchen, two bedrooms and bathroom.

Bathroom

Panel bath, corner shower enclosure, wc, hand wash basin, tiled floor and walls, window to rear, loft access, extractor.

Outside

Rear garden generously proportioned laid to lawn.

Single detached garage.

Brick laid drive providing ample parking.

Front garden with lawn, mature shrubs, brick wall with iron railings to front.

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

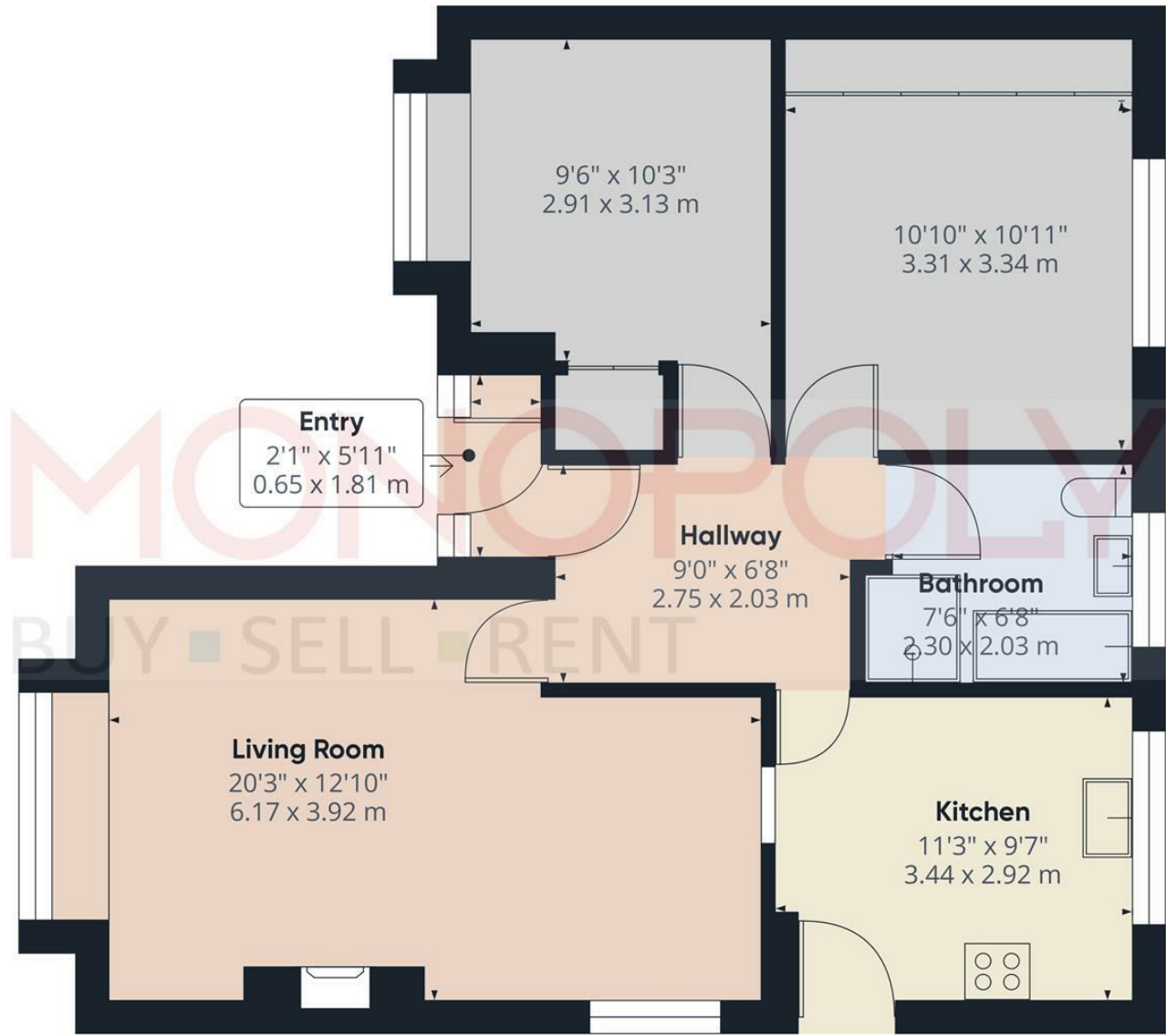
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.







Approximate total area⁽¹⁾
 723.87 ft²
 67.25 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

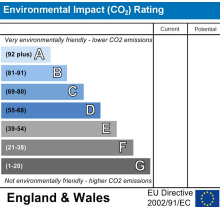
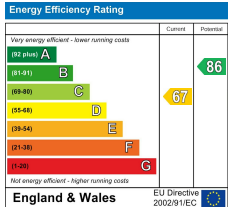
Calculations are based on RICS IPMS 3C standard.

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England & Wales EU Directive 2002/91/EC

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