



Woodridge Avenue, Marford LL12 8SU

£289,000

A superb 2 bedroom link-detached bungalow situated within a popular residential location in the desirable village of Marford. This excellent property offers well presented and good size living accommodation to include a good size lounge, open plan kitchen/conservatory, a private, well maintained rear garden and ample off road parking all of which can only truly be appreciated when viewing the property. The popular village of Marford offers a wealth of local amenities including shops, good primary school and has excellent access to both Wrexham and Chester via car or the frequent bus service. In brief the property comprises of; hallway, lounge, kitchen, conservatory, 2 bedrooms, bathroom, separate side hallway and integral garage. NO CHAIN!

- A well presented 2 bedroom link-detached bungalow
- Open plan kitchen/conservatory
- Private well maintained rear garden
- MUST BE VIEWED TO BE APPRECIATED
- Spacious lounge
- 2 Separate entrances with hallways
- Ample off road parking and single garage
- NO CHAIN



Hallway

With wood effect flooring, double doors to a built in storage cupboard.

Lounge

5.85m x 3.18m (19'2" x 10'5")

A spacious lounge with sliding patio doors off to the rear garden, central fireplace with inset living flame gas fire and timber mantel, carpeted flooring.

Kitchen

3.23m x 3.15m (10'7" x 10'4")

Open plan into the conservatory and offering a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer unit, built in electric oven, 4 ring gas hob, stainless steel extractor fan, integrated refrigerator and dishwasher, wood effect flooring, opening into the conservatory.

Conservatory

3.18m x 2.39m (10'5" x 7'10")

A superb extra living space, uPVC double glazed windows and french doors off to the rear garden, wood effect flooring, door to side hallway.

Side entrance

Another door at the front of the property opens to a side hallway with wood effect flooring, door into the conservatory and door into the garage.

Bedroom 1

4.22m x 3.18m (13'10" x 10'5")

Spacious with a double glazed window to the front, carpeted flooring, built in wardrobe.

Bedroom 2

3.13m x 2.65m (10'3" x 8'8")

With a double glazed window to the front, carpeted flooring, built in wardrobe.

Bathroom

2.12m x 1.67m (6'11" x 5'5")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, tiled flooring, double glazed window.

Rear Garden

To the rear is a private, well maintained garden with a paved patio leading on to a good size lawned garden with well established planted borders. there is gated access at the side leading to the front.

Front

To the front is a gravelled garden with a tarmac driveway providing off road parking and leading to a single garage with electric fob operated door.

Garage

The garage can be accessed internally from the side hallway and houses the wall mounted gas combination boiler, plumbing for a washing machine, work top and units, mains electricity and a fob operated electric door. The owner informs us that the garage roof was re-covered around 12 months ago.

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.

Key property facts

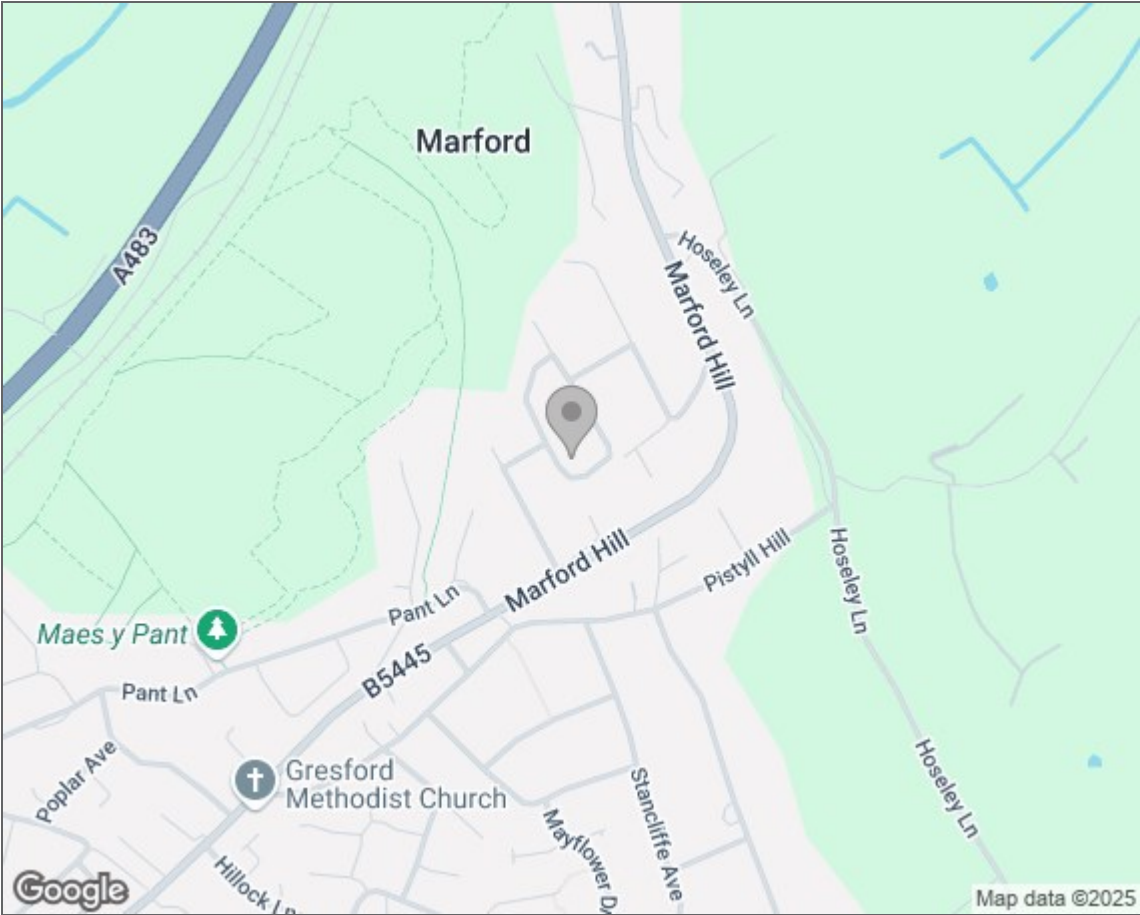
The key material information can be seen via the web links from which ever property portal the property is viewed.











Energy Efficiency Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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