



56

Wrexham | | LL14 4HQ

£279,000

MONOPOLY
BUY ■ SELL ■ RENT



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"VIEWING HIGHLY RECOMMENDED".

We are Delighted to offer for sale this Spacious and EXTENDED Three Bedroom Detached Family home with Nicely presented internal accommodation and Situated in a much favoured location. The property is of generous size and benefits from Gas central heating, UPVC Double glazing and off road parking to the front. The Accommodation to the ground floor Comprises of Entrance hallway, Sitting Room, Dining Room, Lounge, Inner hallway, Fitted Kitchen/Breakfast Room and to the first floor there are Three Double Bedrooms and a Family Bathroom. and externally there are well presented gardens and a drive providing ample off road parking. The historical village of Bersham can be found just outside Wrexham City Centre with excellent access to the A483 for travel to Chester, Oswestry and beyond.

- THREE BEDROOM
- EXTENDED DETACHED HOUSE
- CUL DE SAC LOCATION
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- THREE RECEPTION ROOMS
- VIEWING RECOMMENDED



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door, which leads into the entrance hallway.

ENTRANCE HALLWAY

With single panel radiator, laminate wood effect floor covering.

SITTING ROOM

16'0" x 8'3" (4.88m x 2.52m)

With UPVC Double glazed window to the front, radiator, TV point, wood effect laminate flooring, coved ceiling.

DINING ROOM/ SNUG

11'5" x 11'4" (3.50m x 3.46m)

UPVC Double glazed window to the front, double panel radiator, wood effect laminate flooring, coved ceiling, door to the lounge.

LOUNGE

16'9" x 11'2" (5.13m x 3.41m)

UPVC Double glazed patio doors, opening to the rear garden, double panel radiator, coved ceiling, wood effect laminate flooring, Adam style fire surround with marble effect backdrop and hearth and living flame gas fire inset.

INNER HALLWAY

With staircase rising off to the first floor accommodation, under stairs storage cupboard, UPVC Double glazed and frosted window to the side, wood effect laminate flooring.

KITCHEN/ BREAKFAST ROOM

16'11" x 8'6" (5.17m x 2.60m)

Fitted kitchen comprising a range of wall and base cupboards, with complementary worktop surfaces, incorporating one and half bowl stainless steel unit with mixer tap and splash back tiling. Built in four ring electric hob, oven/grill, with canopy extractor hood above, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled floor, UPVC Double glazed and frosted door to the side, UPVC Double glazed window to the rear

FIRST FLOOR LANDING AREA

With access to the loft space, airing cupboard, doors leading off to the bedrooms and family bathroom.

BEDROOM ONE

12'4" x 9'3" (3.78m x 2.84m)

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

BEDROOM TWO

11'0" x 9'3" (3.37m x 2.84m)

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

BEDROOM THREE

9'3" x 8'0" (2.83m x 2.46m)

UPVC Double glazed window to the front elevation, single panel radiator.

FAMILY BATHROOM

Comprising of a panel enclosed bath with shower above, dual flush low level w.c., wash hand basin set in a vanity unit, laminate flooring, Chrome ladder style radiator/towel rail, UPVC Double glazed and frosted window to the front.

OUTSIDE TO THE FRONT

The property is approached by a patterned concrete driveway offering off road parking for three to four vehicles and borders housing shrubs and bushes. There is access to both sides of the property leading to the rear garden.

OUTSIDE TO THE REAR

To the rear there is a paved patio/sitting area which leads to the astro turf lawn, a feature fish pond, good sized garden shed. The garden is made private with brick built walls to side boundary and feature wood fence to the end boundary.

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 details must therefore be taken as a guide only.

MORTGAGES

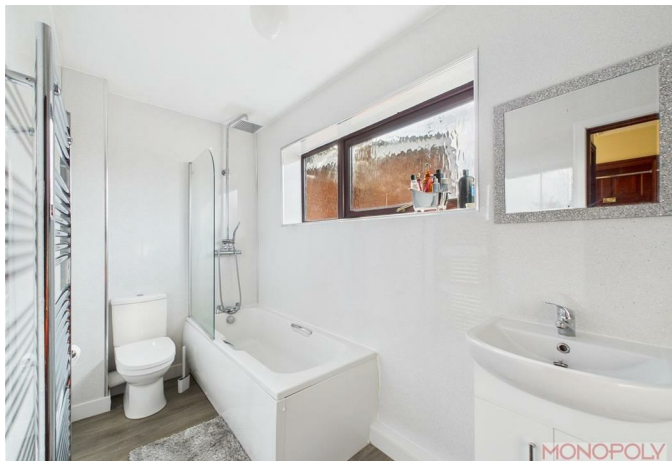
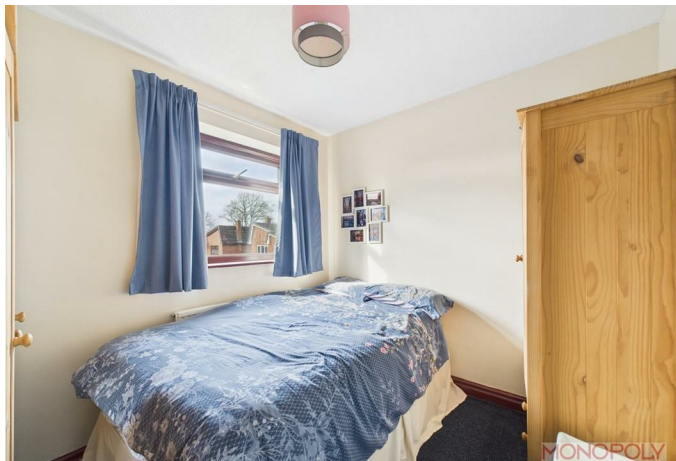
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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.

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.



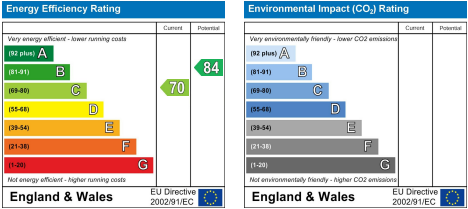




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