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Bradley | Wrexham | LL11 4DN

Offers In Excess Of £220,000

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NO ONWARD CHAIN! A brilliant opportunity to purchase a well presented three bedroom semi detached property in Bradley, Wrexham. The internal accommodation comprises a generous entrance hall with useful storage cupboard, open plan lounge/diner, conservatory, kitchen, three bedrooms and a family bathroom. Externally there is off road parking, single garage and gardens to the front and rear. The village of Bradley offers good access to numerous local amenities as well as being in walking distance to the popular 'Bro Alun' Welsh primary school. Alyn Waters Country Park is also within walking distance. There is also excellent access to the A483 for travel to Chester, Oswestry and beyond. The neighbouring village of Gwersyllt provides a good selection of shops for your grocery needs and also has a local train station. **VIEWING HIGHLY RECOMMENDED.**

- A THREE BEDROOM SEMI DETACHED HOUSE
- ENTRANCE HALL
- LOUNGE/DINER
- CONSERVATORY
- FITTED KITCHEN
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION



Entrance Hall

Upvc entrance door with glazing to side, window to side, laminate flooring, stairs rising to the first floor, door living room, understairs storage cupboard.

Lounge/Diner

A generous living space with window to front, wood effect floor, storage cupboard, door to kitchen, double doors to conservatory.

Conservatory

Laminate floor, French style doors to side, polycarbonate roof.

Kitchen

A fitted range of wall and base units, complementary worktops, single oven, electric hob, extractor, tiled splashback, stainless sink/drainer, wall mounted gas combi boiler, space for washing machine, window and external door to rear. Tiled floor.

First Floor Landing

Carpet, window to side, doors to three bedrooms and bathroom.

Bedroom One

Carpet, window to front, fitted wardrobe with sliding mirrored doors.

Bedroom Two

Carpet, window to front.

Bedroom Three

Carpet, window to front.

Bathroom

P shape bath with mains shower over, shower screen, wc, hand wash basin set in vanity. Chrome towel rail. Tiled walls and floor. Wall mounted bathroom cabinet. Spotlights.

Outside

Front - Concrete drive providing off road parking, gate to garage, lawn to side, mature shrubs, low wall to front.

Rear - Lawn, timber deck fencing to side and rear.

Garage

Up and over vehicle, door, power, lighting, pedestrian door to rear.

IMPORTANT INFORMATION

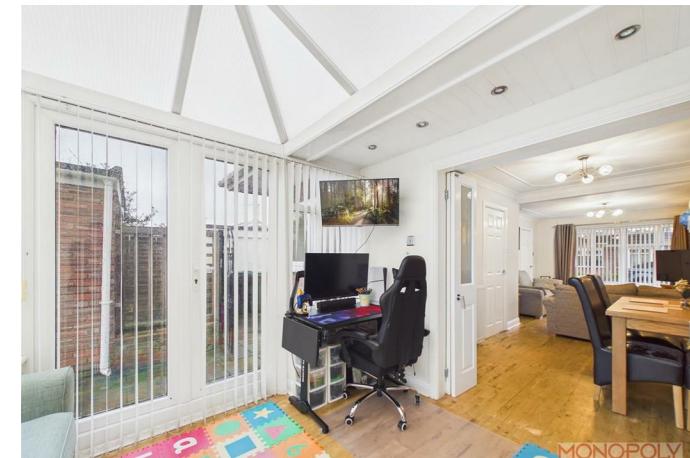
*Material Information interactive report available in brochure section. *

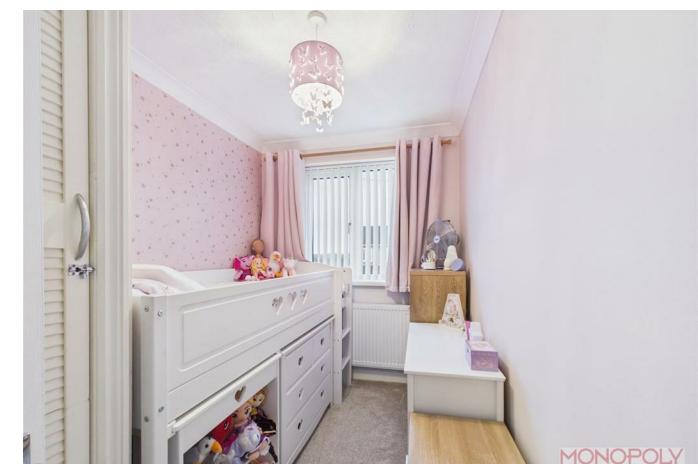
MONEY LAUNDERING REGULATIONS 2003

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





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Energy Efficiency Rating		
	Current	Provision
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	

Environmental Impact (CO ₂) Rating		
	Current	Provision
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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