



Thornhill Drive Bersham Road, Wrexham LL14 4JE

£250,000

" NO CHAIN"

" VIEWING HIGHLY RECOMMENDED"

A well presented 3 bedroom detached family home situated within a desirable residential location in the village of Bersham. The property benefits from having 2 reception rooms, good size kitchen/dining room, well maintained rear garden and off road parking. The property also offers a good degree of versatility with the garage having been converted into an extra reception room or potentially an extra bedroom. The village of Bersham benefits from being close to Wrexham city centre with a wealth of local amenities close to hand as well as local supermarkets, primary and high school and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, sitting room, lounge and kitchen/dining room to the ground floor and 3 bedrooms and bathroom to the first floor.

- A well presented 3 bedroom detached family home
- Converted garage forming an extra reception room or potentially another bedroom
- Off road parking
- NO CHAIN
- Popular residential location
- Good size kitchen/dining room
- VIEWING HIGHLY RECOMMENDED



Hallway

With tiled flooring, double glazed window to the side, stairs off to the first floor.

Sitting Room

3.90m x 2.49m (12'9" x 8'2")

A garage conversion forming an extra reception room or potentially another bedroom with a double glazed window to the front, carpeted flooring.

Lounge

6.06m x 3.35m (19'10" x 10'11")

Well presented with a double glazed window to the front, double glazed french doors off to the rear garden, living flame gas fire with marble hearth, carpeted flooring.

Kitchen/Dining Room

3.90m x 4.25m (12'9" x 13'11")

A good size room fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, 'belling' range cooker with 2 gas ovens and 8 ring gas hob, stainless steel splashback and extractor fan over, plumbing for a washing machine, part tiled walls, tiled flooring, double glazed window to the rear, door off to the side, door to a storage cupboard, wall mounted gas combination boiler.

First Floor Landing

With a door to a storage cupboard, carpeted flooring.

Bedroom 1

3.40m x 3.42m (11'1" x 11'2")

A spacious, well presented bedroom with a double glazed window to the front, carpeted flooring.

Bedroom 2

3.43m x 2.59m (11'3" x 8'5")

A double bedroom with a double glazed window to the front, carpeted flooring, 2 x built in wardrobes.

Bedroom 3

3.38m x 2.55m (11'1" x 8'4")

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

Bathroom

2.73m x 1.79m (8'11" x 5'10")

Fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, corner bath, separate shower cubicle with 'rainforest' style shower head over, fully tiled walls, tiled flooring, double glazed window.

Rear Garden

To the rear is a paved patio immediately adjacent to the rear of the property leading on to a small lawn and a step up to a gravelled pathway with planted border and going up to a raised decked seating area. To one side is a raised gravelled area and a pathway to a gate opening to the front.

Front

To the front is a lawned garden and tarmac driveway providing off road parking.

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

MORTGAGES

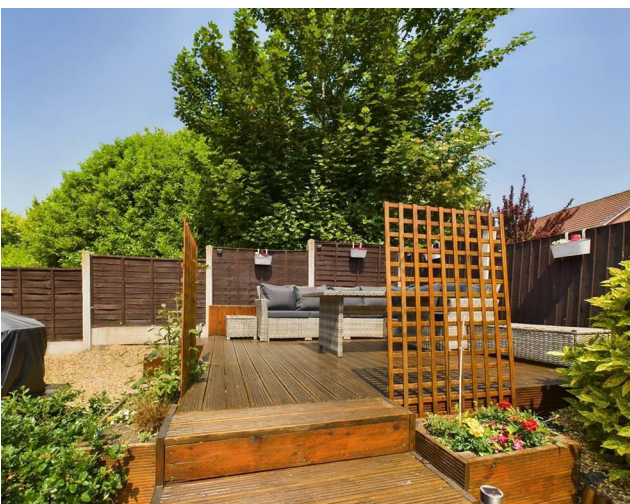
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

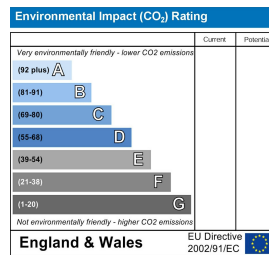
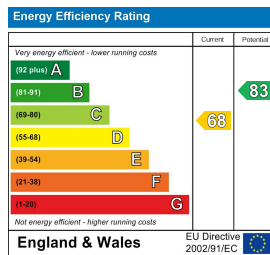
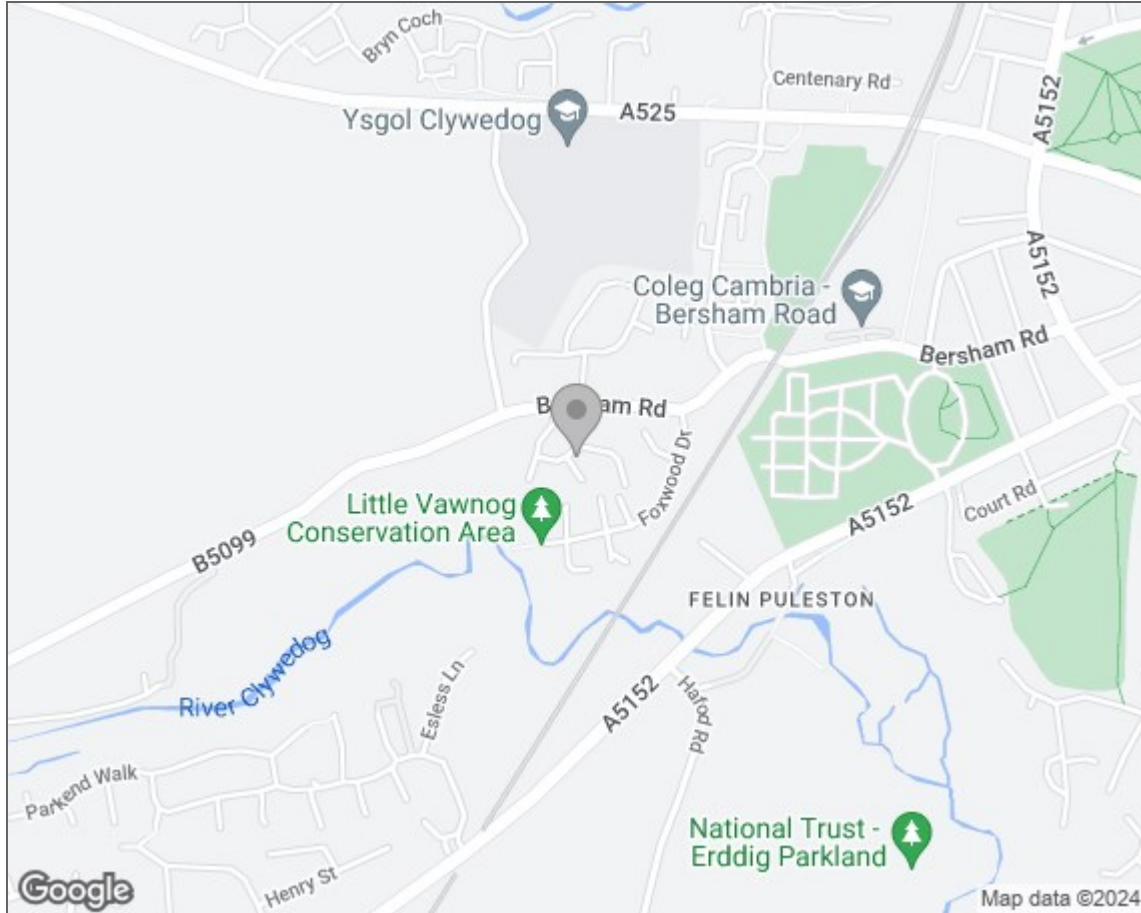
Please remember that you should not borrow more than you can safely afford.
Your home maybe reposessed if you do not keep up repayments on your mortgage











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