



## Whitehead Drive, Wrexham LL11 6BZ Offers In Excess Of £190,000

A beautifully presented, contemporary 2 bedroom semi-detached house in a popular location built in 2015. This recently redecorated property benefits from a lovely private rear garden as well as a driveway with parking for 2 vehicles. Perfect for first time buyers or those downsizing, the house briefly comprises: Hallway, Kitchen, Downstairs Toilet, Living Room to the Ground Floor with 2 Double Bedrooms and a modern Bathroom to the First Floor.

- BEAUTIFULLY PRESENTED 2 BEDROOM SEMI-DETACHED HOUSE
- GARDENS TO THE FRONT AND REAR
- VIEWING HIGHLY RECOMMENDED.
- DESIRABLE LOCATION, BUILT JUST 10 YEARS AGO
- DRIVEWAY TO THE SIDE WITH PARKING FOR TWO CARS



## Hallway

Entered via the front door the hallway has entrance matting and laminate flooring. Doors to the kitchen, living room and downstairs toilet plus the stairs leading to the first floor.

## Downstairs Toilet

White wash hand basin and toilet. Tiled flooring, window to the front with obscure glazing.

## Kitchen

Contemporary kitchen with range of cream gloss wall and base units with complimentary worktops. Built in single oven, hob and extractor overhead. Integrated fridge/freezer with space for washing machine. Tiled floor, stainless steel sink and drainer beneath the window to the front elevation. Wall mounted boiler within an adapted matching wall unit.

## Living Room

Lovely light room with French doors to the garden with glazed panels either side. Plenty of space for a table and chairs, Laminate flooring, under stairs cupboard.

## Bedroom 1

Double bedroom with 2 windows to the front elevation, carpeted flooring. Built in storage cupboards and chest of drawers.

## Bedroom 2

Double bedroom with built in mirrored two sliding door wardrobe. Two windows to the rear elevation, carpeted flooring, storage cupboard.

## Family Bathroom

Modern bathroom with white suite comprising: Bath, which has a shower over from the taps with shower screen, wash hand basin and toilet. Tiled flooring and tiled splash back around the bath. Window to the side elevation with obscure glass

## Gardens

To the front there is small garden with gravel bed with path to the front door. To the rear there is a lovely private garden with timber boundary fences to all sides. Decked patio, lawn. Gate to the driveway.

## Driveway

Tarmac driveway to the side of the house with parking for two vehicles.

## Additional Information

Gas central heating... Upvc windows and French doors... Resources Wales identify this area as very low flood risk area which is the lowest category possible...Annual service charge is £212.57...

## 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

### Key Facts for Buyers

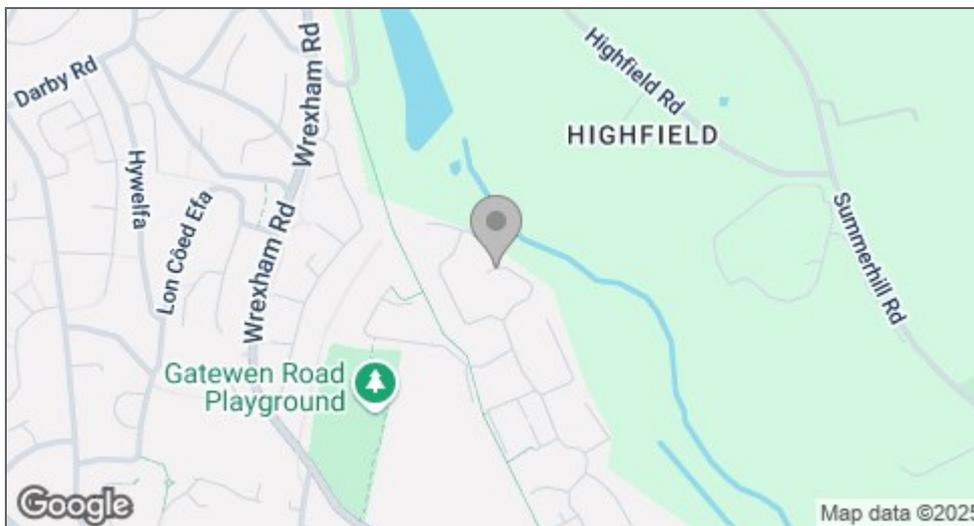
Additional information for potential buyers such as the land registry title and info on broadband etc is available in the weblinks











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			
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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