



Hill View

Bowling Bank, Wrexham, LL13 9RN

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Offers Over - £500,000

As Selling Agents, we are delighted to offer for sale this superb 4 bedroom detached family home, situated in the popular area of Bowling Bank, located within easy reach of Wrexham and Chester City Centre.

The property is set on a good sized plot, having large gardens plus additional land to the side, plus extensive off road parking and a good sized garage. To the ground floor there is a entrance hall, W.C. study/sitting room, large formal lounge, dining kitchen, utility and conservatory. To the first floor there is a landing, 4 bedrooms, en-suite shower room plus and additional 3 piece family shower room.

LOCATION & VILLAGE INFORMATION

Bowling Bank is a community in Wrexham County and lies around 5 miles to the east of Wrexham, close to the River Dee on the border with England & Wales. Isycoed is a neighbouring popular Village, located within easy reach of both Wrexham and Chester City Centre, both offering a comprehensive range of supermarkets and independent retailers, recreational facilities and shopping amenities.

The area offers beautiful countryside and public walks, and affords excellent commuter links to major commercial areas in the North West via the M56 and M53 motorway networks and a direct rail link from Chester to London, Euston.

On the educational front, the area has a good range of Primary and Secondary Schools, with a selection of noted independent schooling including Kings and Queen School in Chester, Ellesmere College and Abbey Gate College. More locally, there are 4 Primary Schools within 4 miles including Holt Community Primary School, Shocklach C of E Primary School and Farndon Primary School.





Conservatory



Lounge



Sitting Room



Lounge/Dining Room

ACCOMODATION ENTRANCE HALL

Double glazed door and side windows, tile flooring, stairs to the first floor landing with a useful cupboard beneath, radiator.

SITTING ROOM

Double glazed window to front.

GROUND FLOOR W.C.

W.C. wash hand basin, radiator, double glazed window to front.

LOUNGE

A large formal lounge having a double glazed window to front, radiator, electric fire set in a complementary fire place.

DINING ROOM

Double glazed French door leading through to the conservatory, radiator, door through to the kitchen.

CONSERVATORY

Good sized conservatory having double glazed windows and French doors to outside, tiled flooring, radiator.



Kitchen

BREAKFAST KITCHEN

Fitted with a modern comprehensive range of wall, base and drawer units, single drainer sink unit, BOSCH electric double oven, Lamona electric hob and extractor above, tile splash backs, Lamona microwave oven, integrated dishwasher, tiled flooring, radiator, storage cupboard, 2 double glazed windows to rear.

UTILITY

Wall and base units, plumbing point for a washing machine, space for additional white goods, tiled flooring, radiator, double glazed door to side.



Kitchen/Breakfast Room



Utility

FIRST FLOOR LANDING

A large landing area leading off to the bedroom accommodation.

BEDROOM 1

Double glazed windows to front and side, loft access.

EN-SUITE SHOWER ROOM

A large shower cubicle, Triton electric shower unit, W.C. and wash hand basin, tiled walls and flooring, heated towel rail, double glazed window to rear.

BEDROOM 2

Double glazed window to front, fitted wardrobes, chest of drawers, radiator.

BEDROOM 3

Double glazed window to rear, radiator.

BEDROOM 4

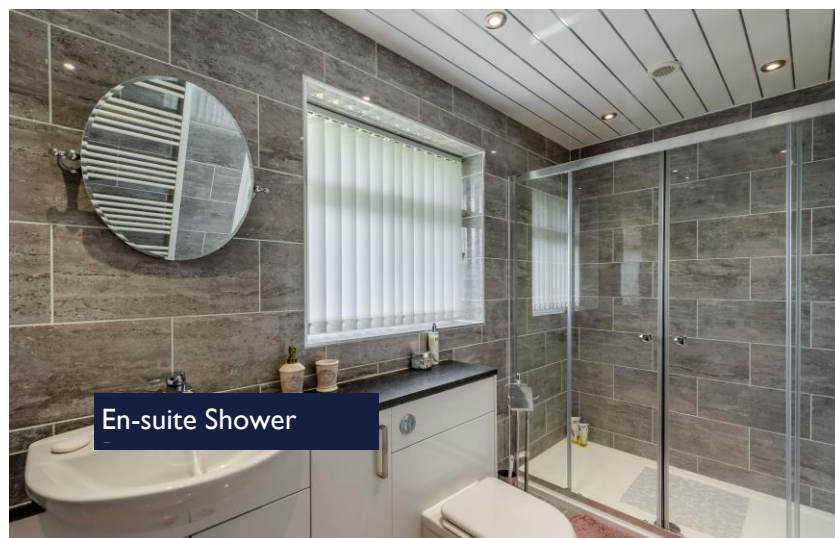
Double glazed window to front, built in wardrobe, radiator, stairwell bed frame.

SHOWER ROOM

Comprising shower cubicle, Triton electric shower unit, W.C. and wash hand basin, tile walls and flooring, heated towel rail, airing cupboard housing the hot water cylinder. Double glazed window to rear.



Bedroom 1



En-suite Shower



Bedroom 2



Garden

OUTSIDE

Lawned garden to front and block paved driveway, providing extensive off road parking, greenhouse to side and gate to rear. There is also an additional strip of land to the side of the property having a right of way for the land to rear. Lawned garden to rear, paved patio area, timber storage shed and low level hedging and gate access to additional garden land being laid to lawn.

GARAGE

A large detached garage with electric roller shutter door, power and light, gate to side.

SERVICES

Mains water, electric, oil central heating, Septic tank.

COUNCIL TAX

F

EPC

D



Patio



Rear Garden

DIRECTIONS

Leave the Wrexham Road A534 on to Frances Lane, turn left on to the B5130 where the property can be found on your right hand side with the For Sale Board in situ.

VIEWINGS

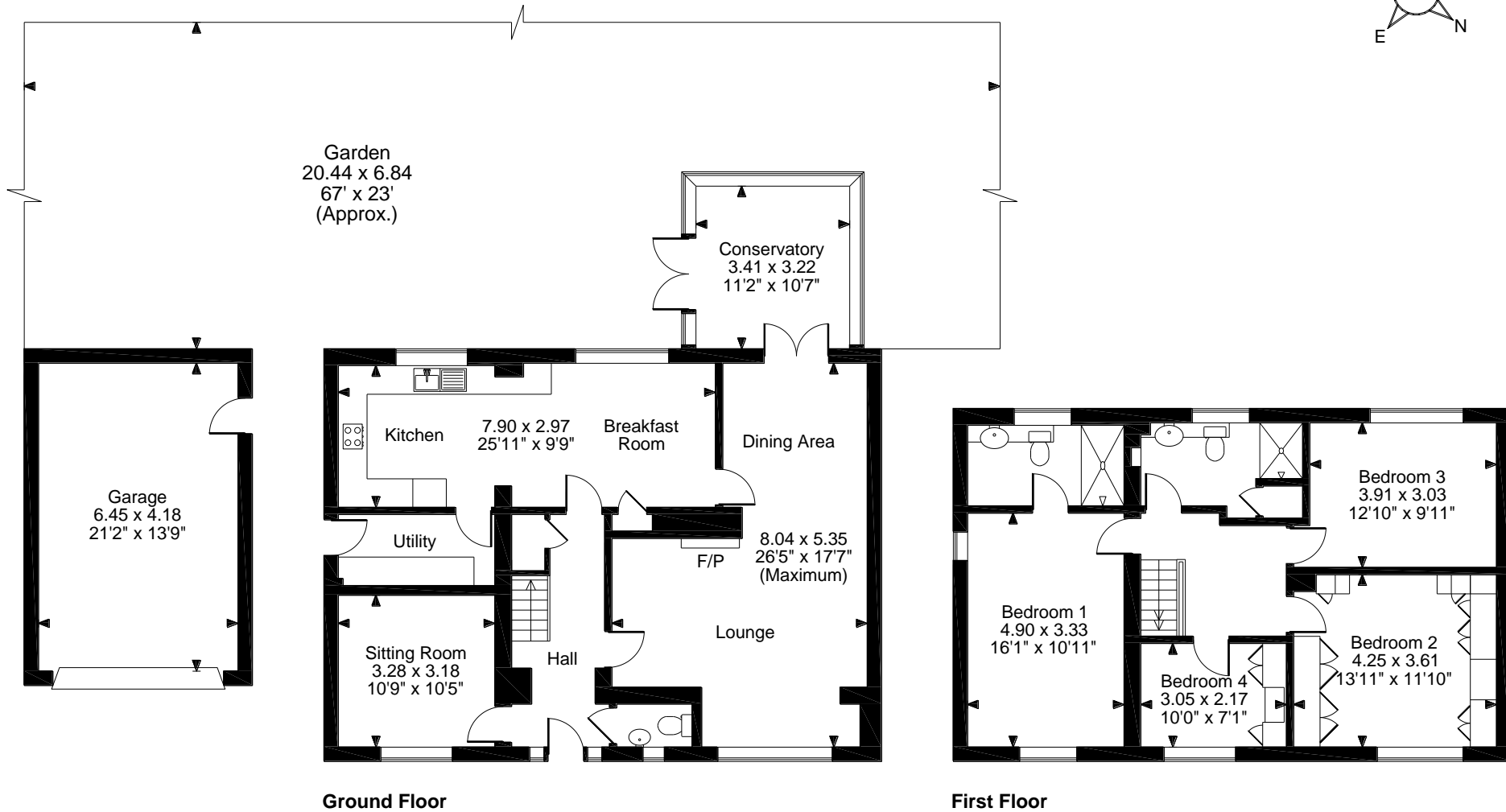
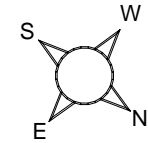
Please contact Rostons Village & Country Homes on 01829 773000. All viewings must be made in advance.

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Hill View, Bowling Bank, Wrexham, Wrexham
Approximate Gross Internal Area
Main House = 1878 Sq Ft/175 Sq M
Garage = 290 Sq Ft/27 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE



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