

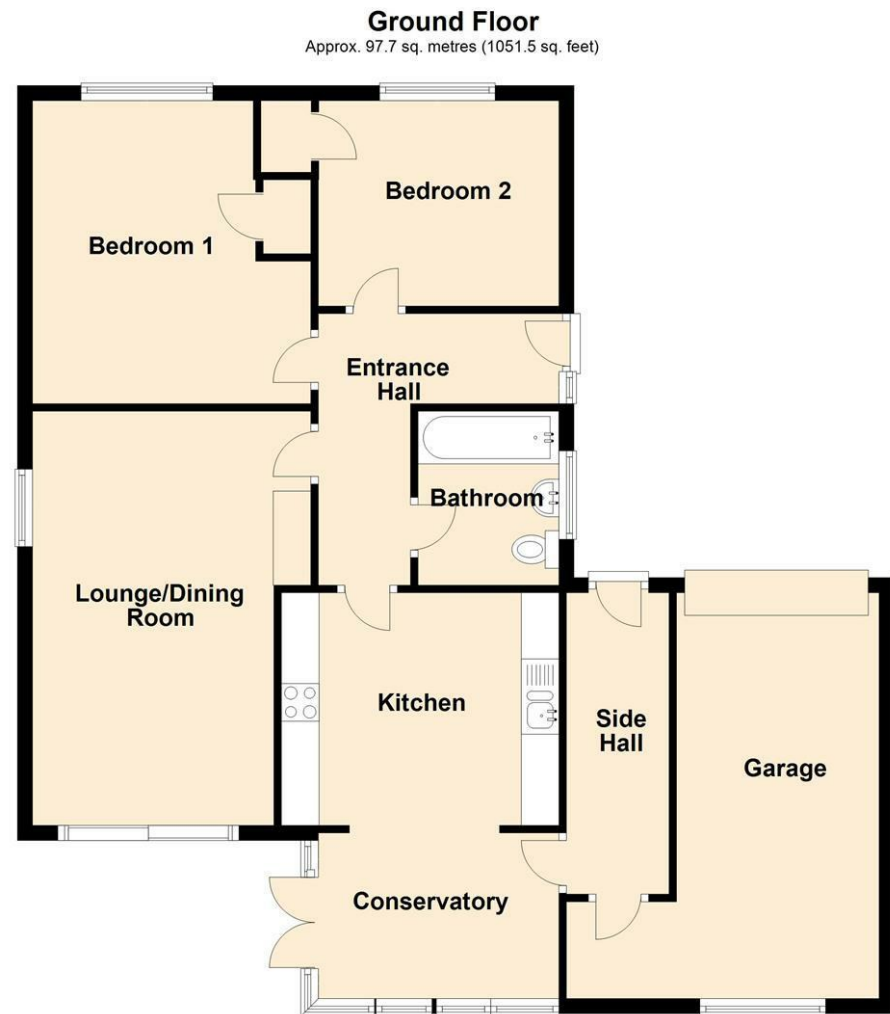
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	56		

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

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) A  
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 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC



Woodridge Avenue, Wrexham, LL12 8SU

Price £315,000

Reference: 19354473

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



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## Description

Presented in excellent order is this 2 bedroom link-detached bungalow with conservatory off the fitted kitchen enjoying a pleasant aspect overlooking the private rear garden. Located within the sought after village of Marford between Chester and Wrexham with its frequent bus service and convenient selection of shops, the bungalow has the benefit of Upvc double glazing and gas central heating via a Worcester combination boiler and briefly comprises a Upvc entrance door opening to the welcoming hall with useful store/cloaks cupboard, good sized lounge with living flame gas fire and patio doors leading to the rear garden, open plan fitted kitchen with integrated appliances and an open aspect into the conservatory. An inner hall and connecting door gives access into the garage with electric roller shutter door. There are 2 bedrooms both with built in wardrobes, and a bathroom with white suite and shower over the bath. Externally, a private tarmac drive provides parking for 2/3 cars alongside a decorative gravel front garden. The rear private garden features a paved patio with lawned garden beyond and well stocked flower beds. NO CHAIN. Energy Rating - D (56)

### LOCATION

Located within the highly sought after village of Marford enjoying excellent road links to Wrexham and Chester via the A483 bypass which allows for daily commuting to the major commercial and industrial centres of the region to including Gresford industrial estate, the Chester Business Park and Wrexham Industrial Estate. Marford and adjoining village of Gresford boasts a thriving community with a range of day to day shopping facilities, local pubs and sports facilities. Gresford also has a dentist and opticians and enjoys some pleasant countryside walks. There is a popular bus service within easy walking distance that operates to both Wrexham and Chester. Both primary and secondary schools are within the catchment area together with a playgroup.



### DIRECTIONS

From the A483 bypass take the exit signposted Rossett and continue to the mini roundabout. Take the 2nd exit towards Marford and Gresford. Proceed past the Trevor Arms Hotel and Restaurant and up Marford Hill. At the top, turn sharp right opposite the Co-op and Red Lion Public House. Follow the road to the left and then turn right. Right again, and the bungalow will be observed on the left.

### ACCOMMODATION

Upvc part glazed entrance door with side windows opening to:

### WELCOMING HALLWAY

With wood effect laminate flooring, radiator, ceiling hatch to roof space, two door cloaks cupboard with alarm control panel and part glazed door opening to:

### LOUNGE

19'1 x 10'3

A good sized reception room with double glazed sliding patio doors opening to the rear garden, upvc double glazed window to side, fire surround with living flame gas fire, two radiators, coving to ceiling and two ceiling lights.

### KITCHEN

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring stainless steel gas hob with oven/grill below and stainless steel extractor hood above, integrated dishwasher, integrated fridge, 1 ½ bowl stainless steel single drainer sink unit with mixer tap and inset lighting above, radiator, wood effect laminate flooring and an open aspect to:

### CONSERVATORY

10'4 x 7'8

An excellent addition to the bungalow providing a pleasant aspect over the rear garden through upvc double glazed windows on a brick plinth, radiator, upvc double glazed French doors to side and part glazed door opening to:

### INNER HALL

With upvc part glazed external door to front, wood effect laminate flooring and internal door to garage.

### BEDROOM ONE

13'9 x 10'4

Upvc double glazed window to front, radiator, built-in wardrobe and coving to ceiling.

### BEDROOM TWO

10'3 x 8'7

Upvc double glazed window to front, radiator and built-in wardrobe.

### BATHROOM

Appointed with a white suite of pedestal wash basin with mixer tap, low flush w.c, bath with mixer tap and Triton electric shower unit above, fully tiled walls, upvc double glazed window, chrome heated towel rail and tiled flooring.

### OUTSIDE

The property is approached along a tarmac driveway providing parking for 2-3 cars alongside a decorative gravelled front garden. The driveway leads to the:

### GARAGE

17'0 x 8'8

Having the convenience of an electric roller shutter door, lighting, Worcester gas combination boiler and upvc double glazed window to rear. The garage roof has recently been renewed.

### GARDENS

A gated side path leads to the private rear garden which includes a paved patio area, lawned garden with established flowerbeds and cold water tap, all of which is enclosed within timber fencing and privacy hedging.

### COUNCIL TAX BAND - E