



Northwood, Wrexham, LL12 7SL

Price £210,000

Reference: 19380604

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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29 Holt Street, Wrexham, LL13 8DH
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Description

A well presented and much improved 2 bedroom semi detached bungalow with private rear garden located in the sought after area of Borrass with its excellent range of day to day shopping facilities, café, pharmacy, doctors, frequent bus service and the picturesque Acton Park just a short walk away. The accommodation has the benefit of gas fired central heating via a combination boiler and Upvc double glazing and briefly comprises a Upvc double glazed entrance door opening via a tiled floor and cloaks cupboard. Well proportioned lounge with fire in Oak effect surround, fitted kitchen dining room with a range of base and wall cupboards with integrated appliances, further storage cupboard within the inner hall that connects the 2 bedrooms, both with new fitted carpets, and a bathroom with white suite including shower over the bath. To the outside, a private drive provides parking for 2 cars alongside a lawned garden. To the side and rear is an enclosed garden with 2 sheds (one with electric) patio and lawned areas. Pvc Soffits and Fascia boards. NO CHAIN. Energy Rating - C (73)

LOCATION

Northwood is located off Norfolk Road within the established residential area of Borrass enjoying good proximity to the parade of shops, café and pharmacy nearby together with both primary and secondary schools. There is a public transport service that operates within the area and the A483 Wrexham to Chester bypass is only a short distance away therefore allowing for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park is only a short distance away with its pleasant tree lined walks and fishing lake.



DIRECTIONS

From Wingetts Office proceed left along Holt Street and across the roundabout into Holt Road, proceed for approx. 1 mile with the Greyhound Public House being on the right. Take the first exit onto Dean Road, across the mini roundabout taking the right into Borrass Park Road. Thereafter take the left into Norfolk Road, continue for approximately 200 yards taking the right turn into Northwood and the bungalow will be observed on the left.

ACCOMMODATION

Open fronted porch having upvc part glazed door giving access to:

HALLWAY

Having tiled floor, six panel white woodgrain effect doors off to all rooms and two door cloaks cupboard.

LOUNGE

14'7 x 10'6
Upvc double glazed window overlooking the front garden with radiator below, electric fire in oak effect surround, central heating timer control and television/Sky connection point.

KITCHEN/DINING ROOM

12'7 max x 10'3 max
The kitchen area is appointed 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, stainless steel single drainer sink unit with mixer tap, integrated fridge, plumbing for washing machine, four drawer unit, part tiled walls, tiled flooring, under unit lighting, upvc part glazed external door, two upvc double glazed windows and radiator.

INNER HALLWAY

Accessed off the lounge with ceiling hatch to roof space, wood effect flooring, six panel white woodgrain effect doors off to all rooms and useful storage cupboard housing the Glowworm gas combination boiler.

BEDROOM ONE

10'9 x 10'5
Upvc double glazed window overlooking the rear garden, radiator, newly fitted carpet and raised television aerial and electric socket for wall mounted t.v.

BEDROOM TWO

10'5 x 7'8
Upvc double glazed window to rear, newly fitted carpet and radiator.

BATHROOM

7'2 x 4'7
Appointed with a modern white suite of pedestal wash basin with mixer tap, close coupled w.c with dual flush, bath with mixer tap and electric shower over, fully tiled walls, tiled flooring, radiator, upvc double glazed window and extractor fan.

OUTSIDE

The property is approached along a private driveway providing parking for two cars alongside a lawned garden. Double gates to side open to a brick paved path with sensor lighting and cold water tap. The rear garden enjoys a good degree of privacy and includes a lawned area, two garden sheds and coniferous hedging. The property benefits from PVC soffits and fascia boards.

COUNCIL TAX BAND - C