



Windermere Road, Wrexham, LL12 8AG  
**Price** £285,000

Reference: 19497909

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

Fully refurbished to an excellent standard is this stunning 2 double bedroom semi detached bungalow with impressive fully fitted kitchen dining room with integrated appliances, fully tiled bathroom with shower over the 'P' shaped bath, well proportioned lounge, brick paved driveway, detached garage and private rear garden. Located in the established and sought after area of Acton with a range of amenities, bus service and good road links within walking distance, the accommodation briefly comprises an enclosed entrance porch leading to the welcoming hall with attractive Oak veneer doors, light and airy lounge, stylish gloss fronted fitted kitchen dining room with Upvc French doors opening to the rear garden, 2 double bedrooms and a modern bathroom. Externally, the drive provides ample parking alongside a gravel and lawned garden and the rear garden includes a paved patio area, lawn and space for greenhouse. NO CHAIN. Energy Rating - C (70)

### LOCATION

The area has been established as a sought after location for many years due to its proximity to the picturesque Acton Park which is centred around its fishing lake, shops, doctors, pharmacy and a choice of pubs/restaurants. Excellent road links provide easy access to Wrexham City Centre and the A483 bypass that allows for daily commuting to the major commercial and industrial centres of the region. A frequent bus service to Wrexham and Chester is within walking distance.



### DIRECTIONS

From Wrexham city centre proceed along Chester Street into Chester Road for approx. 1 mile taking the right hand turn into Smithy Lane opposite the petrol station. Take the next right turn into Windermere Road and the bungalow will be observed on the right.

### ACCOMMODATION

Upvc part glazed entrance door opens to:

### ENCLOSED PORCH

With radiator, wall light, new fitted floor mat and oak door opening to:

### WELCOMING HALLWAY

Featuring attractive oak veneer doors, grey vertical radiator, newly fitted carpet and storage cupboard housing the Ideal gas combination boiler.

### LOUNGE

15'1 x 12'9

Part glazed oak veneer door from the hallway, upvc double glazed window to front with fitted blinds, newly fitted carpet, two radiators, former chimney breast with timber mantel, tiled hearth and electric socket.

### KITCHEN/DINING ROOM

16'6 x 9'7

Appointed to an excellent standard with a new stylish range of grey gloss fronted base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap, five ring gas hob with black splashback and matching stainless steel extractor hood above and drawers below, double oven/grill, integrated fridge freezer, integrated washing machine/dryer, integrated dishwasher, plinth LED lighting, part tiled walls, grey vertical radiator, two upvc double glazed windows, tiled flooring and upvc double glazed French doors with Perfect Fit blinds.

### BEDROOM ONE

12'9 x 10'9

Upvc double glazed window to rear with fitted blinds, radiator and newly fitted carpet.

### BEDROOM TWO

12'9 x 9'5

A good sized second bedroom with upvc double glazed window to front with fitted blinds, radiator and newly fitted carpet.

### BATHROOM

Beautifully presented with a white suite of 'P' shaped bath with mains thermostatic shower, Drench style

shower head and splash screen, wash basin and w.c set within vanity unit, illuminated mirror, fully tiled walls, tiled flooring, grey heated towel rail, upvc double glazed window, ceiling hatch to roof space, extractor fan and shaver socket.

### OUTSIDE

The property is approached along a brick paved driveway providing ample parking alongside a decorative gravel area which could provide additional parking and lawn. To the rear of the bungalow is a detached brick built garage having up and over door. The rear garden enjoys a good degree of privacy and includes a paved patio, gravelled path, lawn and space for greenhouse.

### PLEASE NOTE

We have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.