



11 Redland Close, Gresford, Wrexham, LL12 8HP

Price £229,950

An excellent opportunity to purchase a 2 bedroom detached bungalow with garage and good sized rear garden situated in a sought after residential location on the fringe of the village of Gresford in close proximity to the picturesque Maes y Pant public park with its countryside walks. A degree of modernisation would be required to recreate a lovely home that briefly comprises a Upvc double glazed entrance door opening to the hall with useful store/cloaks cupboard off, well proportioned lounge with Upvc double glazed window overlooking the front garden, inner hall giving access to the fitted kitchen with a shaker style range of base and wall cupboards, 2 bedrooms and a modern shower room. Externally, the private drive leads to the garage alongside a lawned front garden. A gated side path continues to the rear garden which includes a patio area, lawn and established trees and shrubs. NO CHAIN. Energy Rating - TBC

LOCATION

Located within the highly sought after village of Gresford which enjoys excellent communication 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 include the Chester Business Park and Wrexham Industrial Estate. The village boasts a good community with a range of day to day shopping facilities, social and sports facilities. The village also has a doctors, dentist and opticians and enjoys some pleasant countryside walks. There is a popular regular transport service that operates into both Wrexham and Chester and there are both primary and secondary schools within the catchment.

DIRECTIONS

From Wrexham City Centre proceed along Chester Street into Chester Road and continue for approx 1 ½ miles to the Gresford Roundabout. Take the exit signposted Gresford, proceed past The Beeches restaurant and petrol station. Continue through the village and take the left turn onto Pant Lane near the Co-op. After approx 600 yards take the right turn onto Winchester Way, 2nd right into Redland Close and the bungalow will be observed on the left.

ACCOMMODATION

Upvc part glazed entrance door with matching side window panels opening to:

HALLWAY

With radiator and useful cloaks cupboard off.

LOUNGE 17'6 x 11'4 (5.33m x 3.45m)

Upvc double glazed window to front enjoying a good degree of natural light and two radiators. An internal door opens to:

INNER HALL

With ceiling hatch to roof space and connecting doors off.

KITCHEN 9'7 x 9'4 (2.92m x 2.84m)

Appointed with a shaker style range of base and wall units complimented by work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above overlooking the rear garden, part tiled walls, slot-in cooker, plumbing for washing machine, space for fridge, radiator and upvc part glazed external door.

BEDROOM ONE 12'9 x 10'5 (3.89m x 3.18m)

A double bedroom with upvc double glazed window overlooking the rear garden and radiator.

BEDROOM TWO 8'7 x 8'6 (2.62m x 2.59m)

Upvc double glazed window to side with pleasant aspect towards the park and radiator.

SHOWER ROOM

Appointed with a wash basin and w.c set within modern vanity unit, corner shower enclosure with electric shower unit, upvc double glazed window, radiator and part tiled walls.

OUTSIDE

The property is approached along a private driveway which leads to:

GARAGE 19'1 x 8'9 (5.82m x 2.67m)

Having up and over door, upvc double glazed window to side, upvc part glazed external door to rear garden and oil fired central heating boiler.

GARDENS

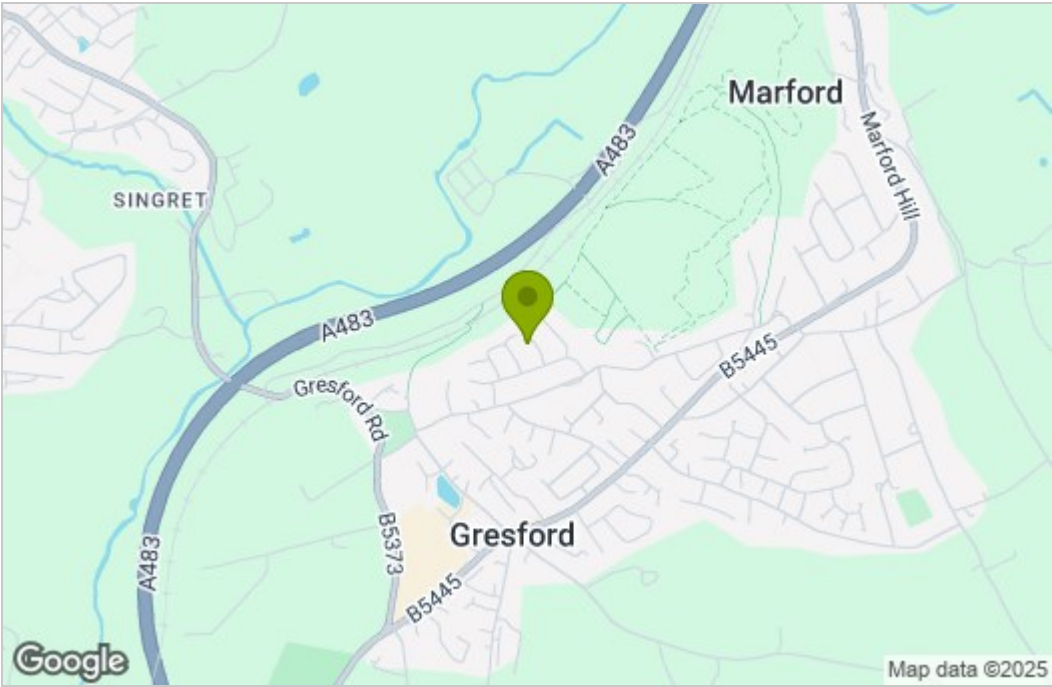
The front garden is mainly lawned. A gated side access leads to the rear garden which is a particular feature of the property being of good size and not overlooked including a patio area with lawn beyond, established trees and shrubs.

PLEASE NOTE

We have a referral scheme in place with Chesterton Grant Independent Financial Solutions . 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.



Area Map



Energy Efficiency Graph

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

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