



80 Norman Road, Wrexham, LL13 7BE

Price £230,000

A spacious 2 bedroom semi detached bungalow situated on a good sized corner plot with gated private driveway to the rear. Conveniently located on the fringe of the city centre with a local convenience store in close proximity and all the amenities, public transport and supermarkets the city centre has to offer. The bungalow briefly comprises a Upvc double glazed entrance door opening to the vestibule and leading into the hall, well proportioned light and airy lounge with Upvc double glazed windows to front and side, dining room with archway to the fitted kitchen with a range of base and wall units, 2 double bedrooms and a bathroom with white suite including bath with shower over. Upvc double glazing and gas fired central heating via a combi boiler. To the outside, a gated path leads to the front entrance alongside a lawned garden that continues to the side of the bungalow with low level privacy heading to border. Double gates open to the private drive and a further lawned area with flower beds. NO CHAIN. Energy Rating - D (60)

LOCATION

Norman Road is conveniently located on the fringe of the City centre with its excellent range of amenities, public transport, restaurants and leisure facilities. St Joseph's Secondary School and St Giles Primary School are within easy reach together with the picturesque National Trust Parkland at Erddig. Good road links allow for daily commuting to the Wrexham Industrial Estate, the A483 bypass that connects Wrexham to Chester and the Maelor Hospital. A local bus service operates in the area and a convenience store is within walking distance.

DIRECTIONS

From Wrexham City Centre proceed along St Giles Way with the Parish Church on your left. At the traffic lights turn left up the hill, taking the next left along Chapel Street and passing St Giles School. Take the right turn into Talbot Road and immediately left into Percy Road. Continue to the mini roundabout and take the 2nd exit onto Norman Road, continue for approximately 300 yards and the bungalow will be observed on the corner on the left.

ACCOMMODATION

Upvc part glazed entrance door with adjoining upvc double glazed window opening to:

VESTIBULE

With further part glazed door leading to:

HALLWAY

Radiator, ceiling hatch to roof space, mains wired smoke alarm, central heating timer controls and four panel doors off.

LOUNGE 13'9 x 12'9 (4.19m x 3.89m)

A light and airy reception room with upvc double glazed windows to front and side, radiator and fire surround.

DINING ROOM 10'9 x 10'8 (3.28m x 3.25m)

Upvc double glazed windows to side and rear, radiator, mains wired smoke alarm and an archway through to:

KITCHEN 11'6 x 7'6 (3.51m x 2.29m)

Fitted with a range of base and wall units complimented by wood effect work surface areas incorporating a four ring stainless steel gas hob with filter hood above and oven/grill below, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, plumbing for washing machine, space for fridge freezer, radiator, part tiled walls and upvc part glazed external door.

BEDROOM ONE 12'8 x 12'4 (3.86m x 3.76m)

Upvc double glazed window to rear, radiator and storage cupboard housing the Glowworm gas combination boiler.

BEDROOM TWO 12'8 x 12'4 (3.86m x 3.76m)

Another double bedroom with upvc double glazed window to front and radiator.

BATHROOM 7'5 x 5'7 (2.26m x 1.70m)

Appointed with a twin grip panelled bath with mains thermostatic shower above and splash screen, low flush w.c, pedestal wash basin with mixer tap, wipe clean wall panels, radiator, upvc double glazed window and extractor fan.

OUTSIDE

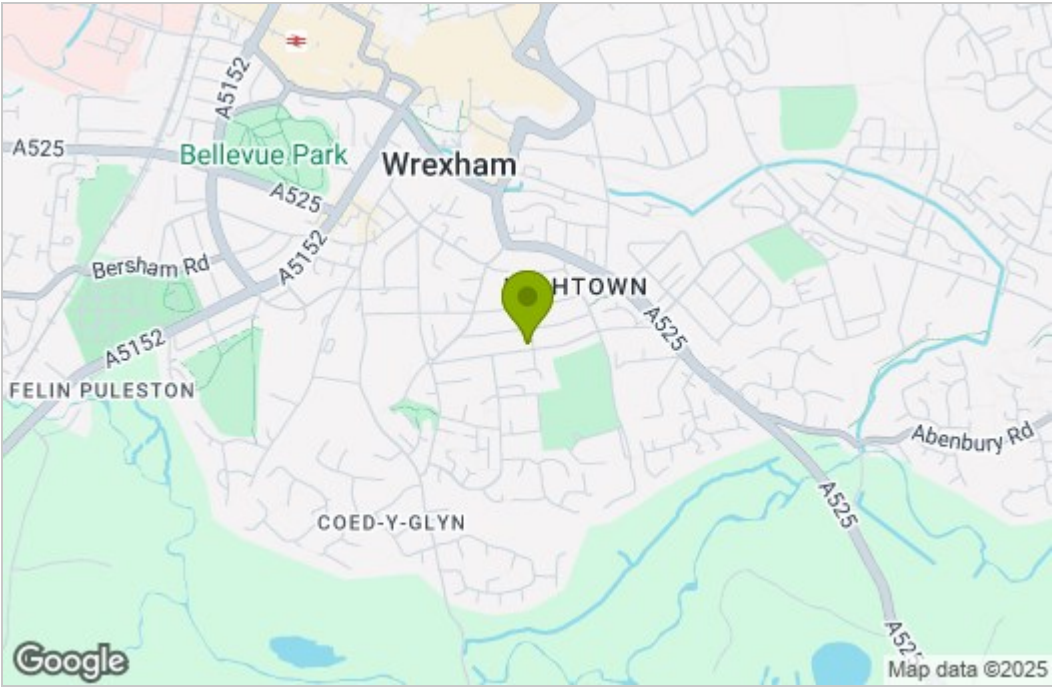
The property is approached from Norman Road along a pedestrian gated path with lawned gardens either side which leads to the entrance door and to the side of the bungalow. To the rear is a gated driveway providing private parking together with a lawned garden, flowerbeds, cold water tap and external lighting.

PLEASE NOTE

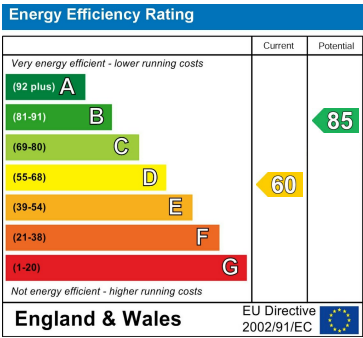
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



Area Map



Energy Efficiency Graph



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