



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

3 Walker Close, Wrexham, LL13 9QB

3 Walker Close, Wrexham, LL13 9QB

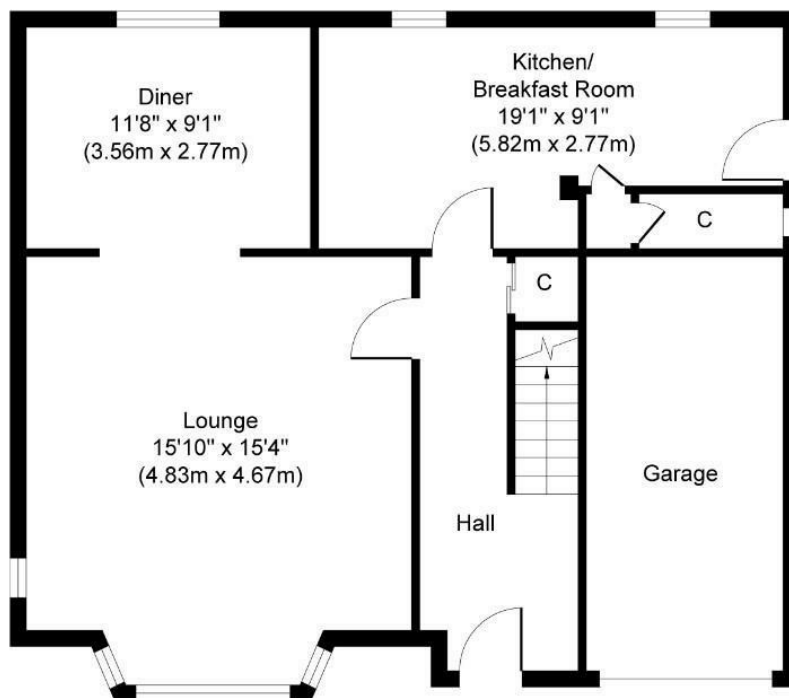
Asking Price £320,000

Hunters are delighted to offer this spacious, four bedroom, detached property to the open market. The property is located in the popular residential area of Goulbourne Park, which is situated on the outskirts of Wrexham. There are local shops, buses and amenities within a short distance, along with easy access to the main road networks and Wrexham town centre.

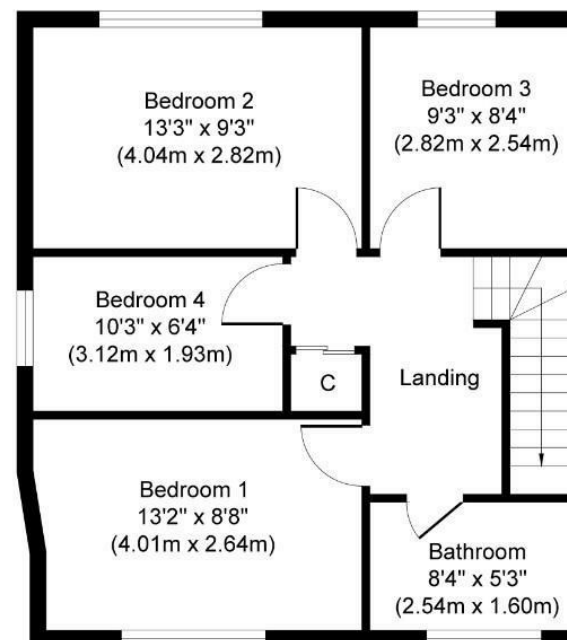
The property comprises hall, lounge/diner, kitchen/breakfast room, downstairs WC, four bedrooms and four piece bathroom suite. Outside there is a driveway with access to single garage as well as gardens to the front and rear.

Please note, a member of the Hunters team is related to this sale.

Hunters Little Sutton 339 Chester Road, Little Sutton, CH66 3RG | 0151 339 2465  
littlesutton@hunters.com | www.hunters.com



**Ground Floor**  
**Approximate Floor Area**  
**811 sq. ft**  
**(75.34 sq. m)**



**First Floor**  
**Approximate Floor Area**  
**546 sq. ft**  
**(50.72 sq. m)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



**Porch/Hall**

20'8" x 6'6" to widest point  
UPVC front door with two double glazed windows to front and double glazed window to side, vertical blinds, understairs storage cupboard, double door cupboard with coat rack, alarm box, central heating thermostat, central heating radiator.

**Lounge / Diner**

lounge 15'4" x 15'10" diner 11'8" x 9'1"  
Double glazed bay window to front, venetian blinds, double glazed window to side, marble effect fire surround and hearth with living flame gas fire, Two central heating radiators and a further double glazed window to rear.

**Kitchen / Breakfast Room**

19'1" x 9'1" to widest point  
Range of wood wall and base units some with leaded display fronts, contrasting black worktops, breakfast bar, fitted double oven, four ring gas hob, tiled splashback, extractor hood over, two double glazed windows to rear, UPVC back door, central heating radiator.

**Downstairs WC**

8'1" x 2'3"  
Door to small vanity sink unit with cupboard below, second door to low level WC, double glazed frosted glass window to side, vinyl flooring.

**First Floor**

Spindled staircase leads from hall to first floor landing with double glazed window to side, large double cupboard with shelving. Loft access with ladder, boarded.

**Bedroom One**

13'2" x 8'8"  
Double glazed window to front with venetian blind, central heating radiator.

**Bedroom Two**

13'3" x 9'3"  
Double glazed window to rear, venetian blind, central heating radiator.

**Bedroom Three**

9'3" x 8'4"  
Double glazed window to rear, venetian blind, central heating radiator.

**Bedroom Four**

6'4" x 10'3"  
Double glazed window to side with venetian blind, central heating radiator.

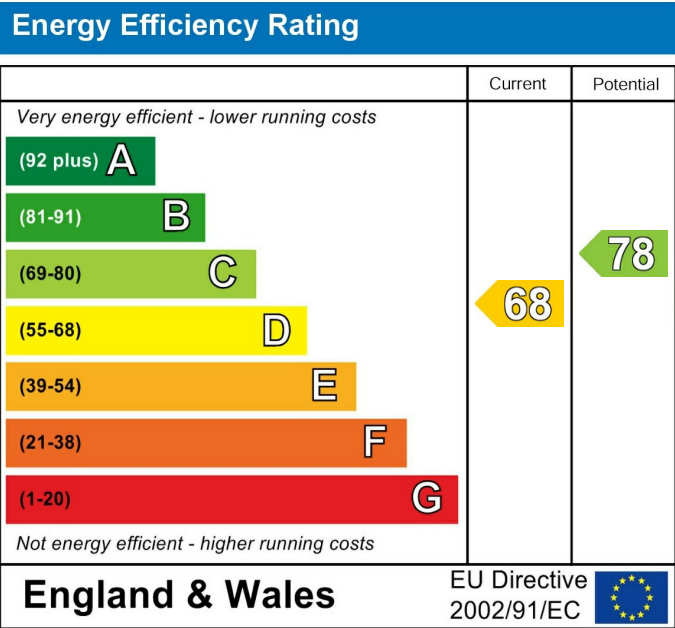
**Bathroom**

8'4" x 5'3"  
Four piece bathroom suite in white comprising; corner shower cubicle with rainfall and hand held shower heads, panelled bath, low level WC, vanity sink unit with cupboard below, wall cabinet, fully tiled walls, vinyl flooring, chrome towel radiator, double glazed frosted glass window to front.

**Outside**

Front - Wrought iron gates leading to block paved driveway and single brick garage (with power and water tap), wrought iron gates to either side leading to rear.

Rear - Fully enclosed with two large lawned areas, outside tap, wooden garden shed, greenhouse.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.











