

BOWEN

PROPERTY SINCE 1862



Asking Price £210,000

8 Osborne Road, Wrexham LL11 2EY

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

An extended two bedroom semi-detached bungalow which has been modernised throughout by the current vendors. In brief the accommodation comprises an entrance hallway with doors leading to a through lounge/dining room with sliding doors to the conservatory. A contemporary fitted kitchen with grey shaker style units and integrated oven and hob. Additional benefit of a separate breakfast room to rear. Two bedrooms to the front and an updated three piece shower room with walk in shower facility. Ample parking to side of property leading to the detached single garage. Private garden to rear which is mainly laid to lawn. EPC Rating – 58|D.

Location: Located just off the New Road in Rhosddu with excellent public transport links into the City Centre. Convenience Store within walking distance and additional Shops and facilities in nearby Rhosddu including 24 hour Spar which has a Post Office.

Accommodation

Entrance Hallway: Laminate wood flooring. Radiator. Two ceiling light points. Part glazed PVCu entrance door.

Kitchen: 8' 7" x 8' 6" (2.61m x 2.60m) Comprising a range of grey wall and base units with a tiled splash-back and marble-effect grey work surfaces. Power points. Double glazed window. Radiator. Integrated "Lamona" electric fan oven with a "Lamona" four-ring gas hob above and an extractor hood over. Single stainless steel sink unit with draining-board. Laminate wood flooring. Ceiling light point. Plumbing and space for a washing machine and space for under-counter appliances.

Entrance Hallway: 8' 6" x 7' 4" (2.58m x 2.24m) Laminate wood flooring. Power points. Television aerial point. Radiator. Double glazed window. Part glazed PVCu door to side.

Through Lounge/Diner: 23' 4" x 11' 0" (7.10m x 3.35m) Fitted carpet. Two radiators. Store cupboard. Power points. Television aerial point. Coal-effect gas fire point with marble-effect hearth and inset having a wooden surround. Two wall-light fittings and two ceiling light fittings. PVCu double glazed sliding doors leading to:

Conservatory: 9' 5" x 7' 11" (2.86m x 2.41m) Power points. Double opening doors to the garden.

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Bedroom 1: 12' 4" x 10' 10" (3.75m x 3.31m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light point.

Bedroom 2: 8' 10" x 8' 7" (2.70m x 2.62m) Laminate wood flooring. Radiator. Double glazed window. Ceiling light point. Power points.

Shower Room: 6' 6" x 6' 2" (1.97m x 1.87m)
Comprising a three piece shower room suite to include low level w.c., wash hand basin set into a white vanity unit and walk-in shower with a thermostatic shower bar and marble-effect grey shower panels. Part tiled walls. Chrome heated

towel rail. Frosted double glazed window. Tiled flooring. Flush ceiling light fitting and loft hatch.

Outside: Ample Parking to side of property leading to the detached single Garage (with side door and window). Enclosed rear garden with hedged boundaries and mainly laid to lawn. Front lawned garden. Fenced and walled boundaries. Outdoor courtesy lighting. Block paved driveway. Covered Car Port.

Services: All mains services are connected subjected to statutory regulations. The property is heated by a conventional radiator system.

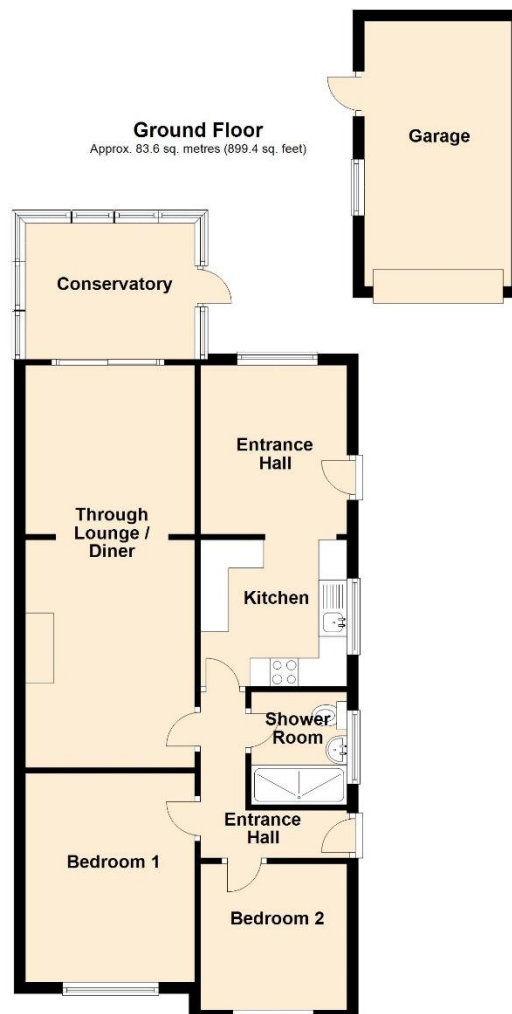


Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "C".

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout turn left onto Rhosddu Road and continue ahead into New Road (which is after the right-hand turning into Prices Lane). Having passed around the corner and the turning for East Avenue, take the next right-hand turning onto Osborne Road, when the property will be approached on the right-hand side.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.