

BOWEN

PROPERTY SINCE 1862



Asking Price £295,000

🏠 3 Bedrooms 🚿 1 Bathroom

19 Woodlands Road Marford,
Wrexham LL12 8SP

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General Remarks

Located on a highly sought after residential road at the top of Marford Hill, this charming three bedroom bay fronted semi-detached house boasts two reception rooms and a good sized back garden which has been lovingly maintained by the current owner, and is another major selling point. With a driveway providing ample off-road parking leading up to the semi-detached single garage, the internal living accommodation briefly comprises an entrance hallway: dining room: living room: kitchen/breakfast room: downstairs w.c.; landing; main bedroom with built-in wardrobes; two further bedrooms: bathroom and a separate w.c. An early viewing comes highly recommended.



Location: Marford is a highly sought after village location which lies on the B5445 between Wrexham (3 miles) and Chester (7 miles). Village amenities include a Primary School, Convenience Store and Pub. Further wide-ranging facilities are available in the adjoining village of Gresford and in nearby Rossett. The nearest access-point to junction 7 onto the A483 dual carriageway by-pass is about a mile away.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door and window to the front elevation. Radiator.

Dining Room: 11' 11" x 11' 10" (3.62m x 3.61m) PVCu double glazed bay window to the front elevation. Radiator. Picture rail. Coved ceiling.

Living Room: 13' 0" x 11' 11" (3.97m x 3.62m) PVCu double glazed French doors to the rear elevation. Radiator. Gas fire with feature surround. Picture rail.

Kitchen/Breakfast Room: 20' 10" x 7' 5" (6.35m x 2.27m) Two PVCu double glazed windows to the side elevation. Two PVCu double glazed windows to the rear elevation. PVCu double glazed door to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral oven and separate grill. Wall tiling. Tiled floor. Radiator. Space for under-counter fridge.

Downstairs WC: PVCu double glazed window to the side elevation. Low level w.c. Tiled floor.

On The First Floor:

Landing: PVCu double glazed window to the side elevation. Attic hatch.

Bedroom 1: 12' 0" x 9' 7" (3.66m x 2.92m) to the wardrobes. PVCu double glazed bay window to the front elevation. Radiator. Built-in wardrobes. Picture rail.

Bedroom 2: 13' 0" x 11' 11" (3.95m x 3.62m) PVCu double glazed window to the rear elevation. Radiator. Picture rail.

Bedroom 3: 7' 5" x 6' 9" (2.26m x 2.06m) to the storage cupboard. PVCu double glazed window to the front elevation. Radiator. Built-in storage cupboard. Picture rail.

Bathroom: 7' 5" x 6' 1" (2.25m x 1.85m) PVCu double glazed window to the rear elevation. White two piece suite comprising a panelled bath with an electric shower over and pedestal wash hand basin. Radiator. Fully tiled walls. Cupboard housing an "Optia" gas boiler.

Separate WC: PVCu double glazed window to the side elevation. Low level w.c.

Outside: Externally there is a lawned garden to the front of the property with a patterned concrete driveway to the side elevation providing a generous amount of Off-Road Parking leading up to the semi-detached Single Garage with pitched roof. The rear garden is another major selling point and combines a Patio leading off the Living Room with a well manicured lawned garden beyond. In addition to this there are various mature shrubs and hedges and two apple trees.





Directions: For satellite navigation purposes use the post code LL12 8SP. Leave the A483 town by-pass at junction 6 signposted Wrexham Industrial Estate and A534 Nantwich and then follow the B5445 for a distance of approximately a mile into Gresford. Proceed through the village until finally reaching the village sign Marford at which turn left onto Woodlands Road and the property will be observed after a short distance on the left-hand side of the road.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Optia" gas-fired boiler situated in the cupboard in the Bathroom.

Tenure: Freehold. Vacant Possession on Completion.

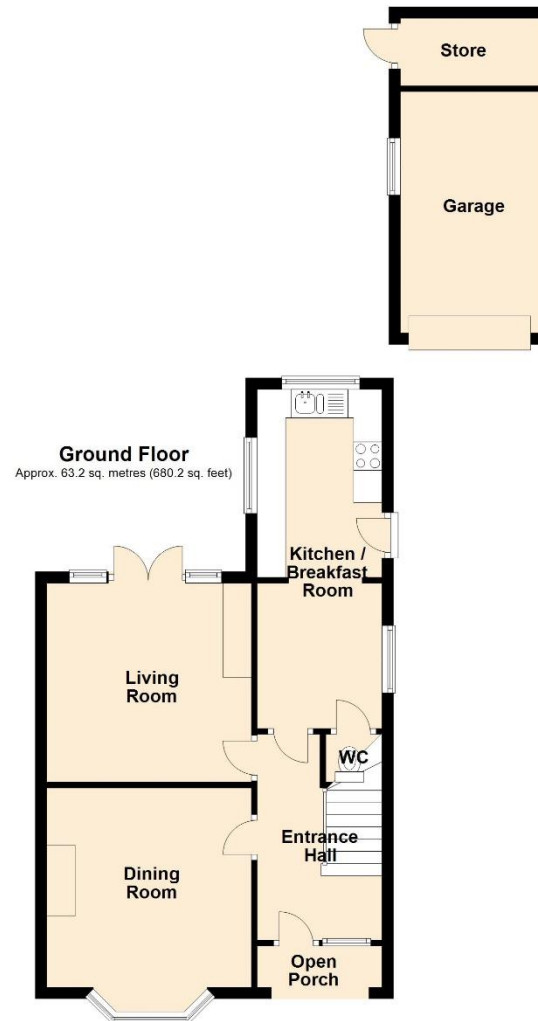
Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 51|E.

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

Agent's Note: The vendor is a relative of a member of staff at Bowen.





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