

# Town & Country

Estate & Letting Agents

Birkdale Road, Goulbourne

£279,950



An excellent opportunity to purchase a spacious three bedroom detached property in a sought after village location on the outskirts of Wrexham town. The property comprises; entrance hall, lounge/diner, kitchen, reception room, utility, and cloakroom on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a good sized driveway to front with lawned garden, with further good sized lawn and patio to rear. Viewings are highly recommended.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
info@townandcountrywrexham.com

TEL: 01978 291345



## Entrance

UPVC door to front entrance. Laminate flooring. Understairs storage. Doors leading to:



## Lounge/Diner

20'3" x 16'8"

Gas fire with marble surround and wooden hearth. Ample space for dining table and chairs. Double glazed window to front. Radiator x2. Double doors leading to patio area.



## Kitchen

12'7" x 9'5"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Sink basin and mixer tap x2. Integrated double oven and electric hob and extractor hood over. Double glazed window to rear. Radiator. Open plan into:



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## Hallway

5'8" x 4'9"

Tiled flooring. Door to side elevation.

## Utility Room

6'11" x 6'1"

Fitted with base units and complementary work surfaces. Space for washing machine. Space for tumble dryer. Tiled flooring. Double glazed window to rear.



## Reception Room

13'8" x 7'0"

A good sized reception room suitable for a variety of uses, such as a bedroom, playroom or dining room. Laminate flooring. Door to storage cupboard. Double glazed window to front. Radiator.

## Cloakroom

Low level W/C. Wash hand basin. Laminate flooring. Part tiled walls. Double glazed window to side. Radiator.

## Landing

Loft hatch. Double glazed window to side. Storage cupboard.



## Bedroom One

11'8" x 10'0"

Laminate flooring. Double glazed window to front. Radiator.



## Bedroom Two

12'5" x 8'4"

Fitted wardrobes. Double glazed window to rear. Radiator.



## Bedroom Three

8'9" x 8'6"

Storage cupboard. Laminate flooring. Double glazed window to front. Radiator.



## Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Double shower cubicle. Tiled flooring. Tiled walls. Heated towel rail. Double glazed frosted window to rear.

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## Outside

To the front of the property there is a double driveway providing parking for two cars. A lawn area to the front. Paved patio area to rear with large lawn area. Enclosed with shrubs and fencing.



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## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

The agents have not tested any of the appliances listed in the particulars.

## Mortgage Advice

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet

your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624 YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Hours of Business

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	