

Town & Country

Estate & Letting Agents

Daleside Avenue, Wrexham

£225,000



An excellent opportunity to purchase a two bedroom detached bungalow sitting on an enviable corner plot in the sought after location of Borras. The bungalow benefits from gas central heating via Worcester combination boiler and UPVC double glazing. The property comprise; vestibule and reception hall, lounge, kitchen, large conservatory, two bedrooms and a bathroom. Externally, there is parking to front of a single detached garage, with low maintenance garden to rear. Viewings are highly recommended!

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for under-unit fridge. Wall-mounted gas Worcester combination boiler. Double glazed window to rear. Radiator. UPVC double glazed door to conservatory.



hand basin set in vanity unit. Fully tiled walls. Heated towel rail. Opaque double glazed window to rear.

Garage

A detached brick built garage with power and light, accessed through an open over garage door or through a side pedestrian door with a single glazed window to the side elevation.

Entrance

The property is entered through a UPVC double glazed front door, opening to a vestibule with a double door. Cloaks cupboard. Glazed internal door which opens to the reception hall. The reception hall has loft access. Built in storage cupboard. Radiator. Doors to:



Lounge

16'8 x 12'0

Log effect gas fire with Adams style surround. Double glazed window to side. Window and patio door to conservatory. Radiator x2.



Kitchen

12'2 x 9'2

Fitted with a range of wall, base and drawer units with ample work surface space. Stainless steel single sink unit and drainer with mixer tap and splashback tiling. Stainless steel oven, hob and extractor hood over. Space and plumbing for washing machine. Space

Conservatory

19'8 x 10'6

Constructed of UPVC double glazed frame on a low brick wall. Ceramic tiled flooring. Double glazed door to front. Double glazed French doors opening to rear patio area.



Bedroom One

14'0 x 8'10

The bedroom is fitted with an array of units comprising; wardrobes, luggage, cupboards, bedside cabinets, and corner units. Double glazed window to side. Radiator.

Bedroom Two

11'6 x 8'8

Double glazed window to front and side. Radiator.



Bathroom

Installed with a modern white three-piece suite comprising; a panelled bath with thermostatic shower and protective glass screen over. Low level W/C. Wash

Outside

The property sits on a corner plot, being predominantly lawned with off-road parking to the front of a single detached garage. Gated side access leads to a rear garden, being low maintenance and predominantly gravelled with paved tiered patio areas.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

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

Mortgage Advice (Wrexham)

Town and Country 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 (Wrexham)

Monday to Friday - 8:30am - 5:30pm

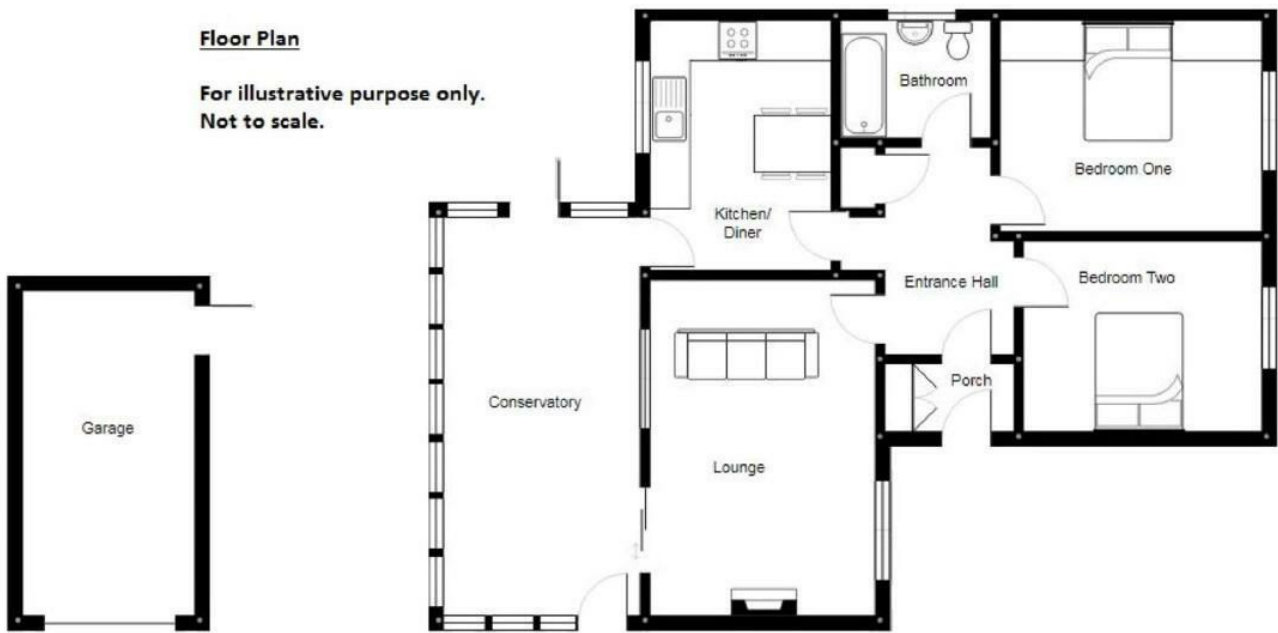
Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

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.

Floor Plan

For illustrative purpose only.
 Not to scale.



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 most 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	