

Town & Country

Estate & Letting Agents

Whiteway Drive, Gresford

£249,950



Situated in the highly desirable village of Gresford, the semi-detached property offers more than initially meet the eye. Benefiting from gas central heating and UPVC double glazing, this Dorma Bungalow boasts versatile internal accommodation, comprising an entrance hall, living room and an inner hallway with doors off opening to the study/ground floor bedroom, sitting room and kitchen and a first-floor landing offering access to a shower room and three bedrooms. Externally low maintenance predominantly gravel front garden with a pay driveway running along the side of the property to gated access to the rear garden. The rear garden enjoys a lovely sunny south westerly facing orientation and is of a good size predominantly enclosed by fence panels.

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

TEL: 01978 291345

Externally front

A low maintenance gravel fronted garden with a paved driveway leading to a detached garage with a light and timber side access opening to the rear garden.

Entrance hall

The property is entered through a UPVC double glazed front door and side panel opens to an entrance hall with timber laminate flooring, a radiator, a cloaks cupboard housing the metre and the door opens to the living room.



Living room

17'7 x 11'3

With a continuation of the laminate flooring from the entrance hall to a living room with a bay window facing the front elevation, a radiator and a living flame gas fire with slate effect tile hearth.

Sitting room

10'4 x 12'6

With the window facing the rear elevation with a radiator below and timber laminate flooring (should ground floor double bedroom be required this would be ideal room to use).



Bathroom

5'3 x 5'8

Installed with a panel bath with shower extension and protective folding screen, low-level WC and pedestal wash hand basin, the walls are fully tiled with a radiator and uptake window to the side elevation.



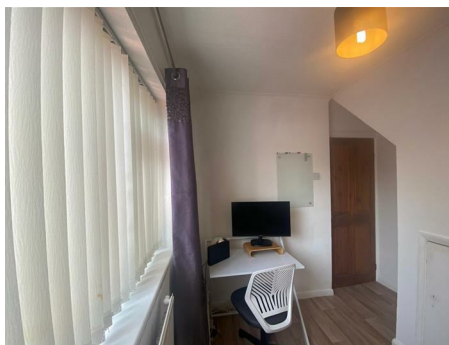
Inner hall

With doors off opening to the study/ground floor bedroom, to the bathroom, sitting room and kitchen.

Ground floor bedroom/study

8'4 x 5'7

Having timber laminate flooring, the window to the side elevation with the radiator below.



Kitchen

10'2 x 8'9

The kitchen is fitted with wall base and drawer units with stainless steel handles and wood grain effect work surfaces housing stainless steel single drainer sink unit with mixer tap and tiled splashback. There is space for a cooker, space for a washing machine and tall fridge freezer, the flooring is ceramic tile, there is a radiator, a window facing the rear elevation and then opaque UPVC double glazed back door.



First floor landing

Having a skylight and doors off opening to the shower room and all three bedrooms.



Shower room

5'10 x 6'8

Installed with a corner shower enclosure with electric shower, a low-level WC and pedestal wash hand basin, partially tiled walls with a radiator and opaque window to the side elevation and the door off opens to storage.



Bedroom one

12'9 x 8'4

Having a window facing the rear elevation with the radiator below and fitted with a range of wardrobe running the length of one wall.



Bedroom two

8'10 x 8'9

With a window facing the rear elevation and radiator below.



Bedroom three

10'4 x 7'5

Having a radiator and a skylight to the front elevation.



Externally rear

With a paved patio, lawn garden and enjoying the south west facing orientation along with an outside water supply and light.

Viewings

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

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

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.

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.



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	82
England & Wales		EU Directive 2002/91/EC