

Town & Country

Estate & Letting Agents

Woodridge Avenue, Marford

£300,000



Located in a sought-after village, this detached bungalow features gas central heating and double glazing. The layout includes an L-shaped hall, a spacious living room, a well-equipped kitchen, a dining room, two double bedrooms, and a modern shower room. Outside, there is ample off-road parking, a single garage, and a well-maintained front garden. Side access leads to a beautifully stocked rear garden with mature plants and trees. Offered with no onward chain, this move-in-ready home is a fantastic opportunity.

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DESCRIPTION

Situated in a highly sought-after village, this detached bungalow benefits from gas central heating and double glazing throughout. The property comprises an L-shaped entrance hall, a spacious living room, a well-equipped kitchen, a dining room, two double bedrooms, and a contemporary shower room. Externally, the property offers ample off-road parking in front of a single garage, along with a well-presented gravel and shrubbed garden. Side access leads to a beautifully stocked rear garden filled with established plants, shrubs, and trees. Offered with no onward chain, this property is ready to move into and represents an excellent opportunity.



LOCATION

Located within the sought after district of Marford, itself being convenient for Chester and Wrexham commercial centres yet on the fringes of open countryside. Excellent local schooling is available for nursery, primary and secondary education with the independent schools of King's and Queen's also situated within easy travelling distance. The quality day-to-day amenities that Rossett and Gresford, the adjacent villages, have to offer include small independent shopping as well as great public houses and restaurants.

ENTRANCE HALL

Entering the property, you are greeted by a timber panel single-glazed front door that opens into an L-shaped entrance hall. The hall features engineered oak flooring, a radiator, access to the loft space, a shelved storage cupboard, and a cloak cupboard. A glazed door leads into the dining room, while panel doors open to the living room, kitchen, shower room, and both double bedrooms.



LIVING ROOM

13'5 x 13'5

The living room has a front-facing window with a radiator below. An arched leaded feature window to the side elevation adds a touch of charm. Central to the room is a living flame gas fire set within a marble hearth, framed by a striking Adam-style surround.



KITCHEN

10'0 x 8'5

The kitchen is fitted with light wood-grain maple-effect wall, base, and drawer units, complemented by display cabinets and matching wood-grain effect work surfaces. It includes a stainless steel one-and-a-half bowl sink with a mixer tap and tiled splashback. Integrated appliances include an oven and stainless steel hob, with space and plumbing available for a washing machine. The kitchen also houses a wall-mounted Ideal gas combination boiler. The walls are fully tiled, and the ceramic tile floor adds a practical touch. A window overlooks the rear garden, and a UPVC double-glazed back door provides direct access to the garden.



DINING ROOM

10'0 x 9'6

Featuring wood-grain effect laminate flooring, a radiator, and a set of double-glazed patio doors opening to the rear garden. This room offers flexibility, as it could also be used as a third bedroom if required.



BEDROOM ONE

13'5 x 9'9

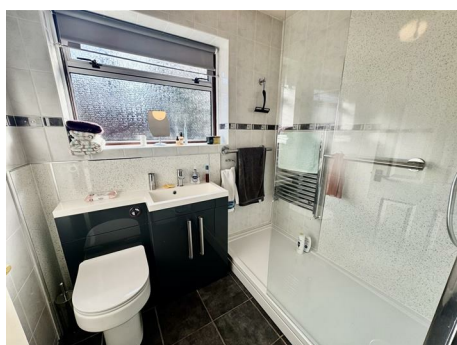
The first bedroom enjoys a continuation of the engineered oak flooring from the entrance hall. It also benefits from a radiator and a window overlooking the garden.



BEDROOM TWO

10'6 x 9'9

Also features engineered oak flooring, a front-facing window, and a radiator.



SHOWER ROOM

5'7 x 6'4

The contemporary shower room, measuring is fitted with a modern three-piece suite, including an oversized shower base with a protective screen and a dual-flush thermostatic shower. The vanity unit houses a dual-flush low-level WC and an integrated wash hand basin with a mixer tap and panelled splashback. The flooring is ceramic tile, and the walls are partially tiled. An opaque window to the side elevation and a heated towel rail.

GARAGE

16'6 x 8'2

The garage, is accessible from the front via an up-and-over garage door or through opaque UPVC double-glazed French doors at the rear. The garage is equipped with both power and lighting, offering versatile storage and workspace options.



EXTERNALLY

To the rear, the garden is beautifully maintained with gated side access. It features a timber shed and a small greenhouse, along with well-attended lawned and shrubbed areas. A gravel seating area positioned at the rear is surrounded by a wide variety of plants, shrubs, and trees, creating a tranquil and private outdoor space. Additionally, a timber summer house offers further outdoor living space



SERVICES TO PROPERTY

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

TENURE: Freehold

Council Tax: Band E - £2461.00

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 a member of our team who will assist you further.

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.

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) 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 