



12 Hilton Close, Wrexham, LL11 4RU

£165,000

A well presented 2 bedroom semi-detached bungalow on a corner plot in a popular village location, with garage and driveway. The property briefly comprises of Entrance Porch, Living Room, Kitchen, Rear Hallway, 2 Bedrooms and Bathroom. ** NO ONWARD CHAIN **

Don't miss out call Olivegrove today on 01978 750234 to arrange a viewing.

Entrance Hallway



UPVC double glazed window and UPVC part glazed door to the side elevation. Spotlight, carpet, cupboard housing electric meter and fuse box.

Living Room 8'7" x 14'8" (2.619m x 4.492m)



UPVC double glazed window to the front elevation. Radiator, carpet, light, sockets and tv point. Doors off to Kitchen and Rear Hall.

Kitchen 10'1" x 8'7" (3.076m x 2.618m)



Fitted Kitchen comprising of a range of base, wall and drawer units with a complimentary worktop over. Stainless steel sink and drainer with a chrome mixer tap over.

Space and plumbing for a washing machine. Space for a cooker and an integrated fridge/freezer. UPVC double glazed window and

glazed door to the rear elevation. Tiled floor and splashbacks. Radiator, wall mounted combi boiler.

Rear Hall

Spotlights, carpet, storage cupboard. Doors off to.

Bedroom 1 9'6" x 9'0" max (2.914m x 2.755m max)



UPVC double glazed window to the front elevation. Wood effect flooring, radiator, sockets and light fitting.

Bathroom 6'4" x 5'6" (1.933m x 1.683m)



Three piece bathroom suite comprising of a panelled bath with shower taps, wc and pedestal wash hand basin. Tiled floor and walls. Radiator, extractor fan, access to attic and UPVC double glazed window to the side elevation.

Bedroom 2 9'7" x 9'10" (2.922m x 3.012m)



UPVC double glazed window to the rear elevation.
Carpet, sockets, radiator and light.

External

Front

Recently laid Tarmac driveway leading to garage.

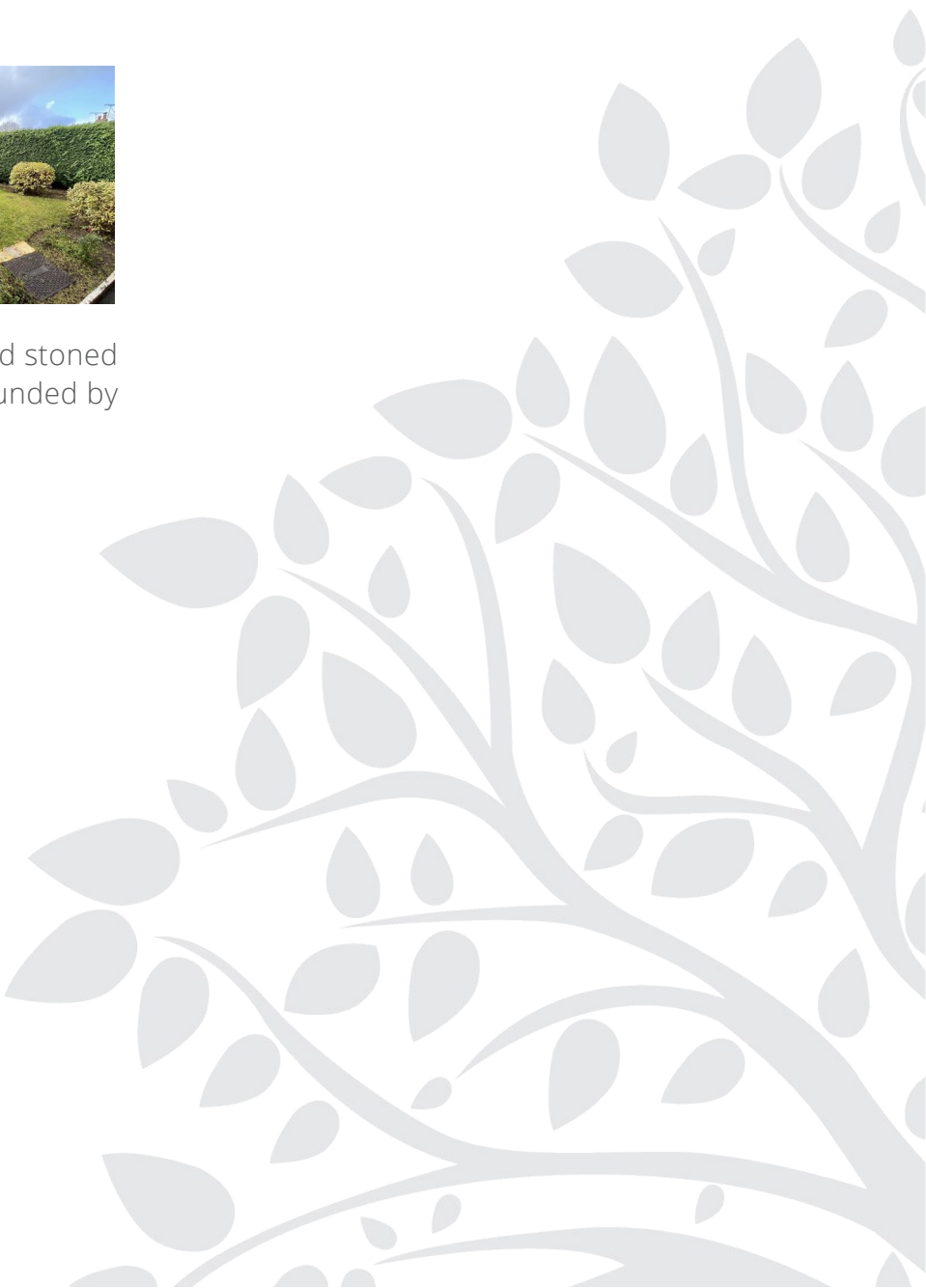
Garage

Up and over door & Personnel door.

Rear



Mainly laid to lawn with patio, paved and stoned areas with mature planted borders, bounded by fence panels and hedge.

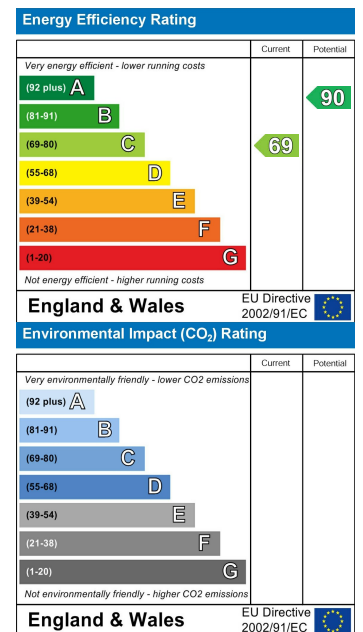


Floor Plan

Area Map



Energy Efficiency Graph



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