



17 Burton Rise, Wrexham, LL12 8NZ

£240,000

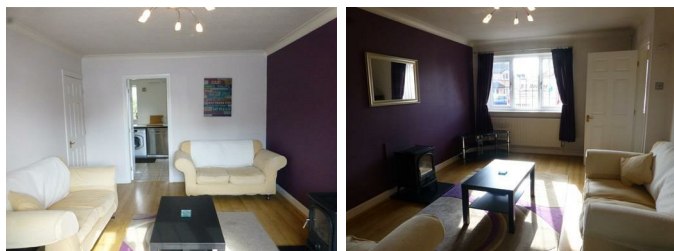
****AVAILABLE WITH NO ONWARD CHAIN****

A beautifully presented 2 bedroom terraced property in the popular village of Gresford. This modern property comprises of a living room and kitchen/diner with patio doors leading to a large landscaped rear garden. On the first floor there are two double bedrooms, one with an ensuite shower room and a family bathroom. To the front of the property is a brick built storage area and drive offering off road parking. Don't miss the opportunity to make this lovely house your home. Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance hall 2'10" x 6'9" (0.88 x 2.08m)

External front door. Laminate floor, radiator, stairs rising, smoke detector, thermostat, door to:

Living room 15'10" x 11'1" (4.83 x 3.38m)



Continuation of laminate floor, UPVC double glazed window to front elevation. Under stairs cupboard, tv point, phone point, light fitting, sockets & switches. Door to:

Kitchen 9'1" x 14'5" (2.78 x 4.41m)



UPVC double glazed window & sliding patio door to rear elevation. White walls, Tiled floor. The Kitchen comprises of a range of base, wall and drawer units with a complimentary worktop over. Electric fan oven and gas hob with extractor fan over. Space for free standing fridge freezer, dishwasher and washing machine/dryer. Light fitting, Radiator, Sockets & switches.

Landing 6'5" x 6'4" (1.96 x 1.95m)



Carpet, light fitting, access to attic, doors off to bedrooms and family bathroom.

Bedroom 1 11'3" x 11'6" (3.44 x 3.53m)



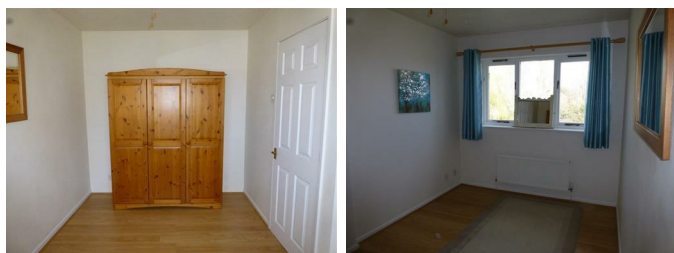
UPVC double glazed window to front elevation. Carpet. Spotlights, light fitting with built in fan, radiator, sockets & switches. Airing cupboard with water tank. Door to:

Ensuite 2'10" x 6'2" (0.87 x 1.88m)



UPVC double glazed window to front elevation. Tiled floor & part tiled walls. Shower cubicle with mains powered shower and glazed door, vanity basin & heated towel rail.

Bedroom 2 7'9" x 12'11" (2.37 x 3.94m)



Double glazed window to the rear elevation. Light fitting with built in fan, Radiator, sockets & switches.

Bathroom 6'1" x 6'0" (1.87 x 1.84m)



Tiled floor and part tiled walls. Double glazed window to rear elevation. Vanity basin and WC. Panelled Bath with an electric shower over. Heated towel rail.

Rear garden



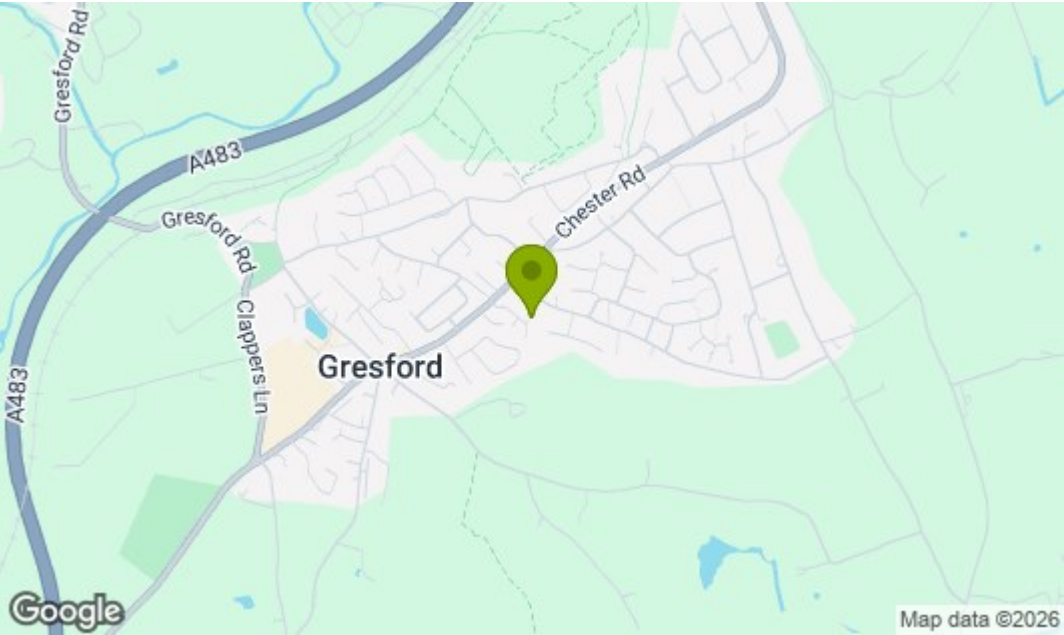
Beautifully presented garden mainly laid to lawn, with mature planted borders and patio areas.

Front Garden

Allocated parking space. Outside storage shed.

Floor Plan

Area Map



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Energy Efficiency Graph

