BOWEN

PROPERTY SINCE 1862

Asking Price £239,000

19 Windermere Road, Little Acton, Wrexham LL12 8AG

2 Bedrooms

1 Bathroom

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General Remarks

Located within a highly favoured residential area on the outskirts of Wrexham, this two bedroom semi-detached bungalow is offered for sale with the benefit of NO ONWARD CHAIN. The property is well presented throughout and boasts a spacious lounge/diner as well as double glazing throughout and a "Worcester" combination boiler. Internally the living accommodation briefly comprises an entrance porch, hallway, dual aspect lounge/diner, kitchen, two double bedrooms and a modern shower room. An early viewing is advised.

Accommodation

Entrance Porch: PVCu double glazed door and window to the front elevation.

Hallway: Radiator. Storage cupboard.

Lounge/Diner: 20' 7'' x 13' 0'' (6.27m x 3.95m) maximum. PVCu double glazed windows to the front and side elevations. Two radiators. Feature fire surround with inset electric fire. Coved ceiling.

Kitchen: 11' 1'' x 9' 7'' (3.39m x 2.92m) PVCu double glazed door to the side elevation. PVCu double glazed window to the rear elevation. Grey wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral electric oven. Cooker hood. Integrated electric hob and a separate grill. Plumbing for washing machine. Integral dishwasher. Wall tiling. Tiled floor. "Worcester" combination boiler.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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Bedroom 1: 12' 11'' x 10' 11'' (3.94m x 3.32m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 2: 13' 0'' x 9' 7'' (3.95m x 2.92m) maximum. PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

Shower Room: 6' 8'' x 5' 5'' (2.04m x 1.64m) PVCu double glazed window to the rear elevation. White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet. Heated towel rail. Fully tiled walls. Tiled floor.

Outside: Externally there is a paved area to the front of the property interspersed with mature shrubs. A driveway to the side of the property provides a generous amount of Off-Road Parking, whilst the rear garden, which enjoys a good degree of privacy, combines a further paved Patio with a lawned section bordered by mature trees and shrubs.

Services: All mains' services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 69|C.

Council Tax Band: The property is valued in Band "D".

Directions: Leave Wrexham City Centre on the Chester Road and proceed up the hill passing the Garden Village parade of shops. Descend down the hill and take a right-hand turning into Smithy Lane opposite The Smithy View Petrol Station. Once on Smithy Lane take the second turning on the right into Windermere Road and the property will be observed on the right-hand side of the road.

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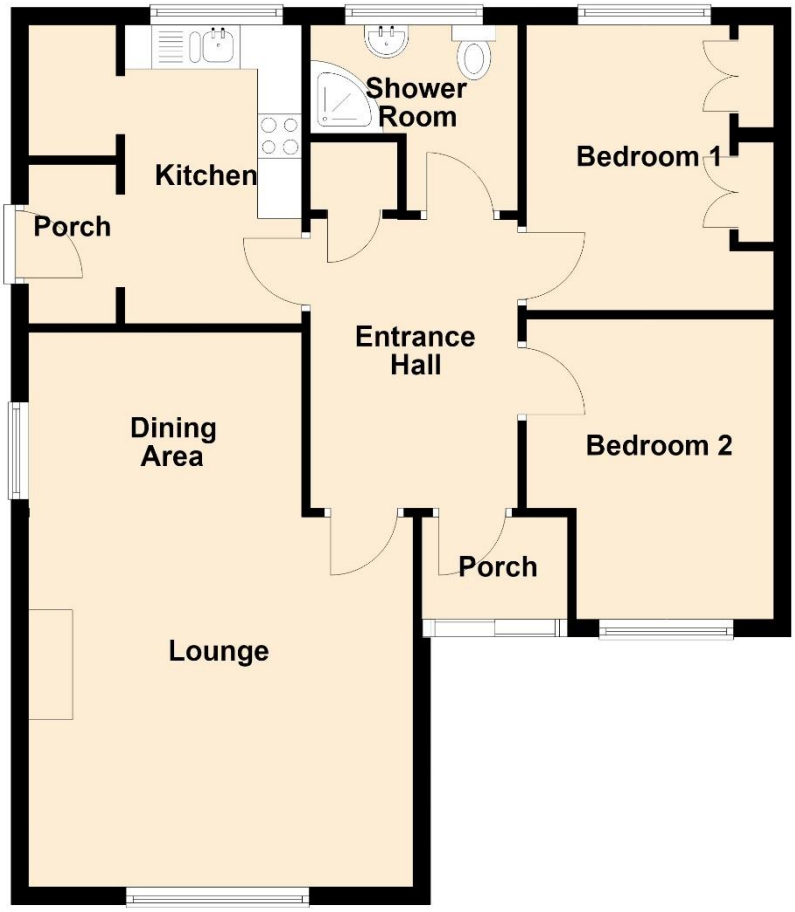
Ground Floor

Approx. 70.6 sq. metres (759.9 sq. feet)



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