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Gresford | Wrexham | LL12 8HG

£195,0

A fantastic opportunity to purchase a 2 bedroom semi-detached bungalow located in the very desirable village of Gresford. The property benefits from having a spacious lounge, 2 bedrooms, gas central heating, single garage and ample off road parking, all of which can only be appreciated when viewing. The popular village of Gresford offers a wealth of local amenities including various shops, good primary schools, scenic duck pond and park and has excellent road links to Chester and Wrexham either via car or the frequent bus service. In brief the property comprises of; entrance hall, lounge, inner hallway, 2 bedrooms, kitchen, shower room and garden room.

- A fantastic opportunity to purchase a 2 bedroom semi-detached bungalow
- Garden room
- Popular village location
- Gas central heating
- Off road parking
- Single garage
- NO CHAIN



Entrance Hall

With carpeted flooring, door to a large storage cupboard, door into the lounge.

Lounge

A good size lounge with a double glazed window to the front, central fireplace with inset living flame gas fire, timber surround and mantel, carpeted flooring.

Inner Hallway

With carpeted flooring, access to the loft space.

Kitchen

Fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, space for a cooker, integrated dishwasher, washing machine and fridge/freezer, part tiled walls, double glazed door into the garden room, wall mounted gas boiler.

Garden Room

An ideal extra reception room with 4 windows, door off to the rear garden, double glazed door into bedroom 1.

Bedroom 1

A spacious bedroom with fitted wardrobes and drawers, carpeted flooring, double glazed door into the garden room.

Bedroom 2

With a double glazed window to the side, carpeted flooring.

Shower room

Fitted with a low level w.c, wash hand basin with vanity unit under, shower cubicle, fully tiled walls, double glazed window.

Outside

To the rear is a paved, easily maintainable garden. To the front is a lawned garden with planted border and a tarmac driveway providing ample off road parking and leading to a single garage with double timber doors.

Important Information

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.







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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A	B		87
(81-91) B	C		
(69-80) C	D		66
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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