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6 Beech Avenue, Wrexham, LL11 4DG

O.I.R.O £310,000

Nestled on the tranquil Beech Avenue in the charming area of Bradley, Wrexham, this delightful detached bungalow offers a spacious Living Room with conservatory off it, An eat in Kitchen, three well-proportioned bedrooms and a Family bathroom. Externally there is an ample driveway leading to an oversize garage to the front of the property and an enclosed low maintenance landscaped garden to the rear.

Surrounded by a friendly community and located close to local amenities, this home is not only a comfortable living space but also a gateway to the vibrant life that Wrexham has to offer. Whether you are looking to downsize, start a family, or simply enjoy the benefits of single-storey living, this bungalow on Beech Avenue is a wonderful opportunity not to be missed.

Available with no onward chain, call Olivegrove on 01978 750234 to arrange a viewing.

Porch



Tiled Floor, UPVC double glazed windows to the front and side elevations, part glazed door, wall light & sockets.

Hallway

Wood effect floor, 2 x light fittings, radiator, 2 x storage cupboards, access to attic and doors off to:

Bedroom 3 9'0" x 11'4" (2.75 x 3.46m)



Wood effect flooring, UPVC double glazed window to front elevation, radiator, fan light fitting, sockets and switches. Built in wardrobes.

Bedroom 2 9'11" x 12'4" (3.04 x 3.77m)





Carpet to floor, UPVC double glazed window to front elevation, radiator, fan light fitting, sockets and switches.

Kitchen 12'7" x 11'7" (3.84 x 3.55m)





Tiled walls and vinyl flooring. UPVC double glazed window to side elevation and door to rear. 2 x Light fittings, radiator, sockets and switches. A range of base, wall and drawer units with complimentary worktop over. Integrated electric oven, Gas hob with extractor over, 11/2 bowl black composite sink. Space and plumbing for a washing machine and space for fridge freezer.

Bathroom 7'5" x 6'4" (2.28 x 1.95m)



Tiled walls and vinyl flooring. UPVC double glazed window to side elevation. close coupled WC, pedestal basin, panelled bath and separate

shower cubicle with electric shower. Light fitting and heated towel rail.

Bedroom 1 12'9" x 11'4" (3.89 x 3.47m)




Carpet to floor, UPVC double glazed window to rear elevation, radiator, fan light fitting, sockets and switches. Built in furniture.

Living Room 18'0" x 12'5" (5.50 x 3.79m)




Carpet to floor, Sliding doors to Conservatory. Marble fireplace with electric fire, Light fitting, wall lights, radiator, sockets and switches.

Conservatory 9'0" x 11'8" (2.76 x 3.58m)




Tiled Floor, windows to both sides and French doors to garden. Wall lights & Sockets.

Externally

Front

A Spacious paved Driveway leading to an oversized garage.

Garage



With Electric up and over door to the front and personal door and window to the rear. Light and power.

Rear Garden



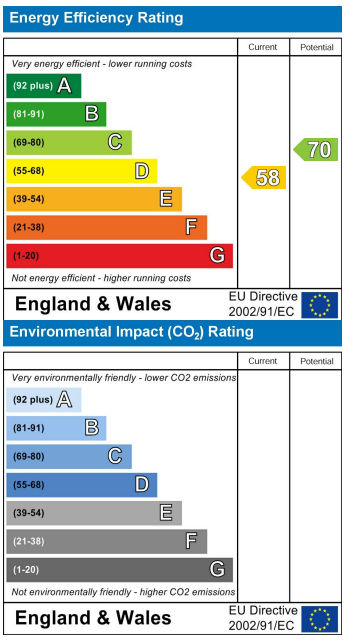

Mainly laid to paving with astro-turf lawn, borders and timber shed.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Glan Llyn Road, Bradley, Wrexham, LL11 4BA
Tel: 01978 750234 Email: info@olivegroveuk.co.uk
www.olivegroveuk.co.uk

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