



21 Buckingham Road, Wrexham, LL11 2RH

Price £220,000

Available with No Onward Chain - An excellent opportunity to purchase this semi detached bungalow with garage located within the sought after area known as Garden Village with its good range of amenities and frequent bus service to Wrexham and Chester. The accommodation briefly comprises a part glazed entrance door opening to the hall with useful store cupboard, lounge, fitted kitchen, sliding doors opening to the dining room, sun room/bedroom 3, 2 double bedrooms and bathroom. Externally, a private drive provides ample parking and leads to the garage. The rear garden enjoys a good degree of privacy and includes, shed, 2 patio areas, lawn and established hedges. An internal inspection is absolutely essential to fully appreciate what is on offer for sale. Please contact Wingetts directly to arrange a viewing. Energy Rating – D (60)

LOCATION

Located within the established area known as Garden Village approximately one mile from Wrexham city centre and enjoying a good range of convenient shopping facilities and social amenities together with excellent road links to the A483 bypass which allows for daily commuting to the major commercial and industrial centres of Chester, Wrexham and the North West. There is a regular public transport service that operates nearby to Wrexham and Chester and there are both primary and secondary schools within the catchment area. The picturesque Acton Park centred around its fishing lake is only a short distance away and is popular amongst walkers and dog owners.

DIRECTIONS

From Wrexham city centre proceed along Chester Road for approx. ½ a mile taking the left turn into Sandway Road. Follow the road until it bears right into Buckingham Road and the bungalow will be observed on the right.

ACCOMODATION

Part glazed entrance door opening to:

HALLWAY

With useful storage cupboard, radiator and ceiling hatch to roof space

LOUNGE 9'11 x 15'6 (3.02m x 4.72m)

Upvc double glazed window overlooking the front garden to front and side, fitted carpet, radiator and electric fire in surround with hearth.

KITCHEN 8'7 x 10'3 (2.62m x 3.12m)

Fitted with a range of base and wall units with work surface areas incorporating a 1 drainer sink unit with mixer tap and upvc double glazed window above, electric hob with extractor hood above, Neff electric oven/grill, integrated fridge, integrated freezer, Worcester combi boiler, vinyl flooring, external door leading to the side of the property and sliding glass panelled door leading to the dining room.

DINING ROOM 7'1 (max) x 13'1 (min) (2.16m (max) x 3.99m (min))

With fitted carpet, radiator, dining room leading to sun room and part glazed external door leading to:

SUN ROOM/BEDROOM THREE 8'7 x 8'7 (2.62m x 2.62m)

A lovely bright room overlooking the garden, with dual aspect double glazed windows, fitted carpet, storage cupboard/wardrobe.

BEDROOM ONE 11'7 x 10'2 (3.53m x 3.10m)

Front aspect double bedroom with fitted carpet, radiator, double glazed window and useful fitted wardrobes with sliding doors.

BEDROOM TWO 9'7 x 10'2 (2.92m x 3.10m)

Rear aspect double bedroom with fitted carpet, radiator, double glazed window and useful fitted wardrobes with sliding doors.

BATHROOM 6 x 5'1 (1.83m x 1.55m)

Appointed with a pedestal wash basin, low flush w.c, bath with electric Triton electric shower, radiator, vinyl flooring, tiled walls and extractor fan.

OUTSIDE

The front garden is mainly lawned with flowerbeds and path to entrance door. A gated side path leads to the rear garden which enjoys a good degree of privacy and includes a good sized lawn, patio area, flowerbeds and privacy hedging, coal and shed.

GARAGE 6'9 x 16 (2.06m x 4.88m)

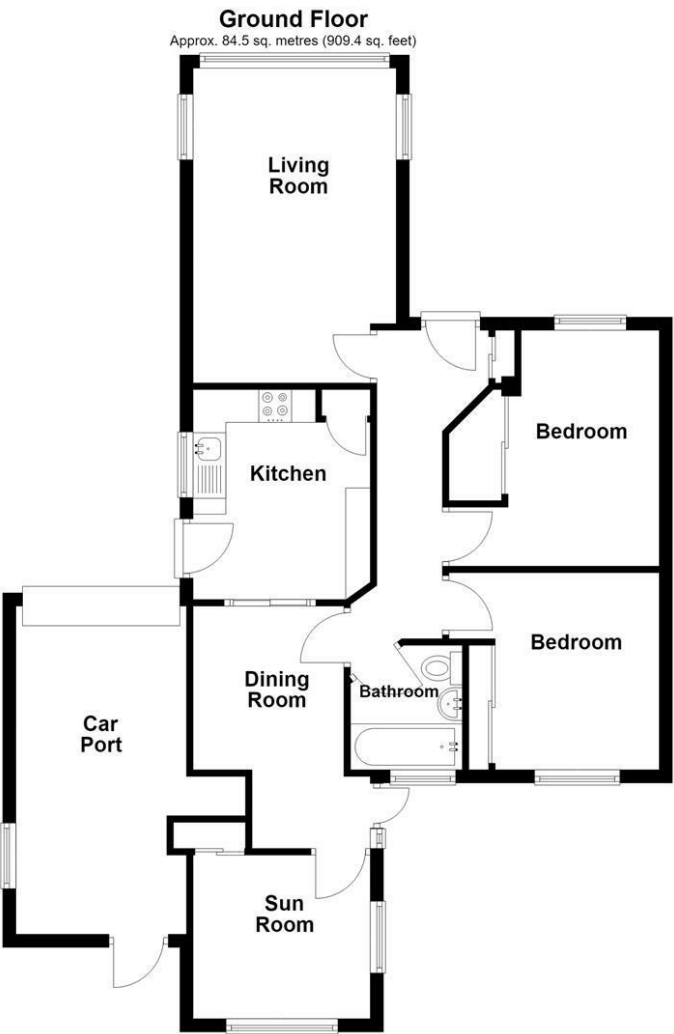
Having sliding door to front, lighting and power sockets.

PLEASE NOTE

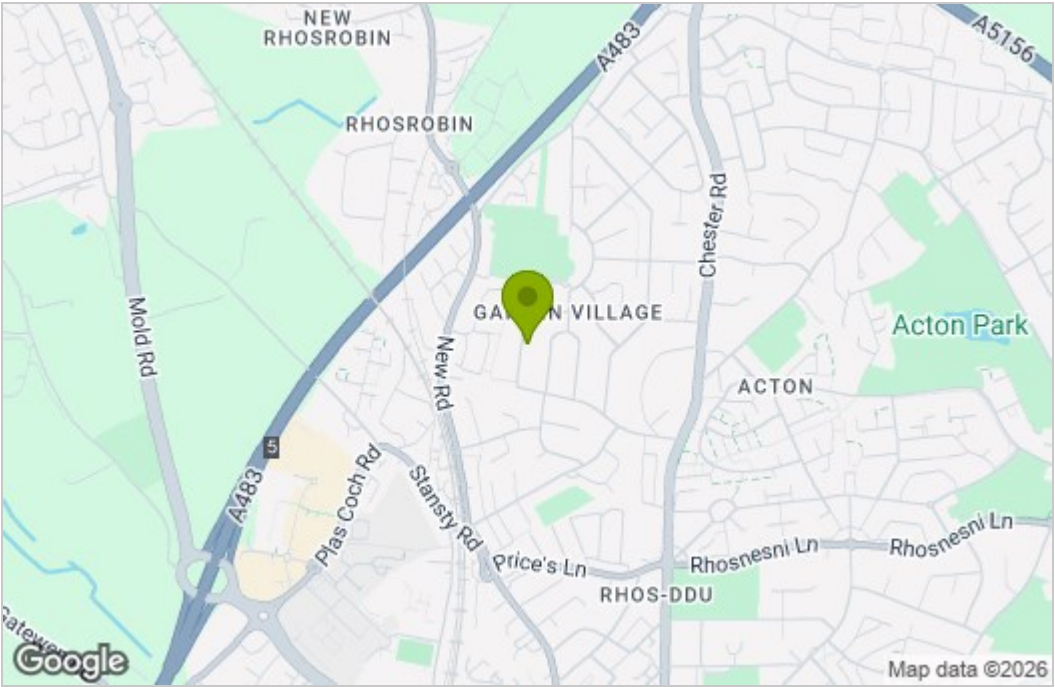
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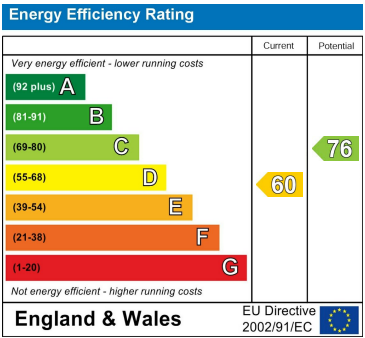
Floor Plan



Area Map



Energy Efficiency Graph



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