



33

Wrexham | | LL12 8HH

£199,950

MONOPOLY
BUY ■ SELL ■ RENT

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Situated in the highly desirable village of Gresford is this two-bedroom semi-detached bungalow, offered for sale with no onward chain. The property is an ideal renovation project, perfect for investors or buyers wishing to place their own stamp on a home. In brief, the accommodation comprises an entrance hallway, a spacious lounge/dining room, an inner hallway, kitchen, conservatory, two bedrooms and a bathroom. Externally there is a detached garage, driveway and gardens to both the front and rear. Winchester Way is a quiet cul-de-sac in the heart of Gresford, a village well known for its sense of community and excellent amenities. Within walking distance you will find local shops, cafés, medical and dental facilities, pubs and eateries, as well as highly regarded primary schools. The village is also home to scenic landmarks such as Gresford Lake and the historic All Saints' Church, with a variety of countryside walks close by around Marford, Llay and the Alyn Valley. Gresford benefits from strong transport links too, with regular bus routes into Wrexham and Chester and easy access to the A483 for travel further afield.

- TWO BEDROOM SEMI-DETACHED BUNGALOW
- PERFECT RENOVATION PROJECT
- ENTRANCE HALL AND INNER HALLWAY
- SPACIOUS LOUNGE/DINING AREA
- KITCHEN
- CONSERVATORY
- GARDENS FRONT AND REAR
- DRIVEWAY AND GARAGE
- SOUGHT AFTER VILLAGE LOCATION OF GRESFORD
- NO ONWARD CHAIN



Entrance Hall

UPVC double glazed door with side panel leads into entrance hall. Storage cupboard with meters and shelving, carpet flooring, ceiling light point and panelled radiator. Door into living/dining area.

Living/Dining Room

UPVC double glazed window to the front elevation, carpet flooring, ceiling light point, electric fire with surround, panelled radiator door into inner hallway.

Inner Hallway

Access to loft, doors to bedrooms, bathroom and kitchen, carpet flooring, and ceiling light point.

Kitchen

Wall drawer and base units, stainless steel sink unit, space for appliances, built in cupboard, wooden laminate flooring and door into conservatory.

Conservatory

UPVC double glazed door to left side of property and French style UPVC double glazed doors to garden. Wooden laminate flooring, two panelled radiators, power sockets and wall light point.

Bedroom One

UPVC double glazed window to rear. Ceiling light point, radiator and carpet flooring.

Bedroom Two

UPVC double glazed window to side, carpet, radiator and ceiling light point.

Bathroom

Three piece suite comprising low-level WC, panelled bath with shower over and wash hand basin. Panelled radiator, shelving unit, tiled walls and uPVC double glazed frosted window to side.

Garage

Detached from garage with up and over door, power, lighting and additional side access.

Outside

To the front there is a lawned garden and driveway which runs alongside the property. To the rear there is a garden area.

Additional information

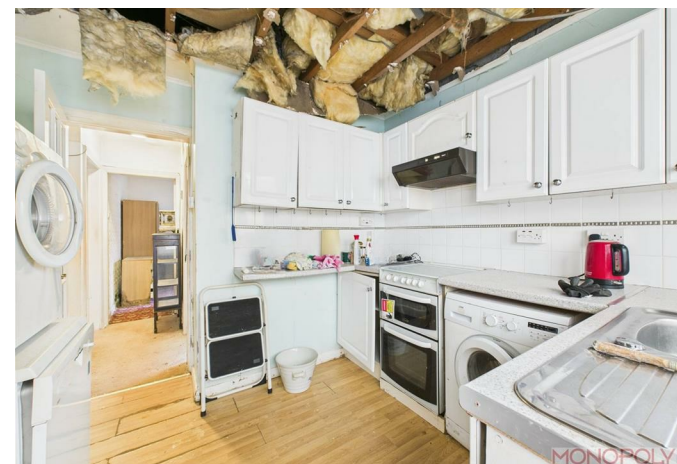
The property requires a full scheme of renovation throughout.

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 details must therefore be taken as a guide only.





Ground Floor Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

909 ft²
84.5 m²

(1) Excluding balconies and terraces

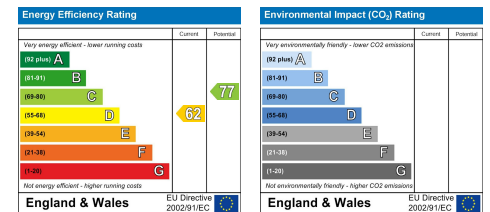
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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