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Rossett | Wrexham | LL120HX

Offers In The Region Of £399,950

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A fantastic opportunity to purchase this spacious three double bedroom detached bungalow, occupying a generous corner plot and offered for sale with no onward chain. Internally, the accommodation comprises an entrance porch and hallway, a bright and airy open-plan lounge/dining room with sliding doors leading out to the rear garden, a well-proportioned kitchen/breakfast room, a four-piece family bathroom, separate WC and three comfortable double bedrooms. Additional features include a double integral garage with electric up-and-over door and timber sheds providing useful external storage. Externally, the property boasts well-maintained lawned gardens to the front, side, and rear, complemented by mature shrubs, trees, and flower beds. There are two driveways, one of which benefits from gated access - ideal for accommodating a caravan or motorhome. To the rear, an electric awning provides a pleasant shaded area, and there are further features such as outside lighting, an electric point, and external tap. Grosvenor Crescent is a quiet cul-de-sac located in the sought-after village of Rossett, a desirable residential area nestled between Wrexham and Chester. The village offers a wide range of amenities including a highly regarded primary school, convenience stores, a pharmacy, and popular pubs and restaurants such as The Alyn and The Golden Lion. Rossett also benefits from excellent road links via the A483, providing easy access to Chester, Wrexham, Oswestry, and the national motorway network.

- SPACIOUS THREE DOUBLE BEDROOM DETACHED BUNGALOW
- SPACIOUS CORNER PLOT WITH TWO DRIVEWAYS
- GARDENS TO FRONT SIDE AND REAR
- ENTRANCE HALL AND PORCH
- OPEN PLAN LOUNGE/DINING AREA
- BATHROOM PLUS ADDITIONAL WC
- KITCHEN/BREAKFAST ROOM
- CUL-DE-SAC LOCATION IN SOUGHT AFTER VILLAGE OF ROSSETT
- DOUBLE GARAGE WITH ELECTRIC DOOR
- NO ONWARD CHAIN



### **Entrance Porch**

UPVC double glazed frosted door with window to the front and two frosted side panel, leads into the entrance porch. Wooden laminate flooring, ceiling light point, panelled radiator, door into bedroom two and hardwood, French style glazed doors leading into hallway.

### **Entrance Hallway**

'L' shaped entrance and inner hallway with doors to lounge, kitchen, WC, bathroom and all bedrooms. Double cloakroom cupboard, access to loft, two ceiling light points, panelled radiator and carpet flooring.

### **Open Plan Lounge/Dining Room**

Light and airy room with uPVC sliding double glazed doors leading onto rear garden area plus an additional uPVC double glazed window to the rear. Fireplace with stone surround, two panelled radiators, two ceiling light points, carpeted flooring, serving hatch into kitchen and coved ceiling.

### **Kitchen/Breakfast Room**

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include eye-level double oven and grill, four ring electric hob and extractor hood over. Space for fridge freezer, space and plumbing for washing machine and dishwasher. Stainless steel sink unit with mixer tap above. Breakfast bar, wall mounted boiler, serving hatch into dining room, panelled radiator, vinyl flooring, splash-back tiling, ceiling light point and three recessed lights over sink area. UPVC double glazed window to the side elevation and uPVC double glazed frosted door to the side.

### **Bedroom One**

Two uPVC double glazed windows to the front and

side elevations. Wooden laminate flooring, two ceiling light points, two panelled radiators, two wall lights and door leading into garage.

### **Bedroom Two**

Two uPVC double glazed windows to the front elevation. Carpet flooring, two ceiling light points and two panelled radiators.

### **Bedroom Three**

UPVC double glazed window, to the front and rear elevation. Fitted wardrobes with clothing rail and shelving. Carpet flooring, panelled radiator and ceiling light point.

### **Bathroom**

Four piece suite comprising of an enclosed mains dual hose shower cubical, panelled bath with mixer tap and shower hose, wash hand basin and low-level WC sat in a wooden vanity unit. Panelled radiator, shave point, ceiling light point, carpet flooring and frosted uPVC double glazed frosted window to the side elevation.

### **Separate WC**

Two piece suite comprising wash hand basin and low-level WC. Carpet flooring, panelled radiator, ceiling light point and extractor fan.

### **Double Garage**

Double sized garage with electric up and over door. Two ceiling light strips, power sockets, built in shelving, access to loft space, concrete floor, uPVC double glazed window to the rear and UPVC double glazed frosted door to the rear garden area.

### **Outside**

The property occupies an impressive corner plot with well-maintained gardens and multiple parking options. To the front, there is a neatly kept lawn with





a variety of established shrubs, trees and flowering plants. The garden continues around the side of the bungalow, providing further lawned space. There are two separate driveways: a tarmacadam drive to the front offering parking for several vehicles, and a second driveway to the right-hand side with double wooden gates providing additional secure parking or access to the rear. To the left, a paved pathway leads to the rear garden which is predominantly laid to lawn and bordered by mature shrubs and flower beds. The outdoor space also includes several timber storage sheds, summer house an electric awning providing shade, electric charging point, outdoor tap, and external lighting. Fence panels to the boundary offer a good degree of privacy.

#### **Additional Information**

Modern boiler.

#### **Important Information**

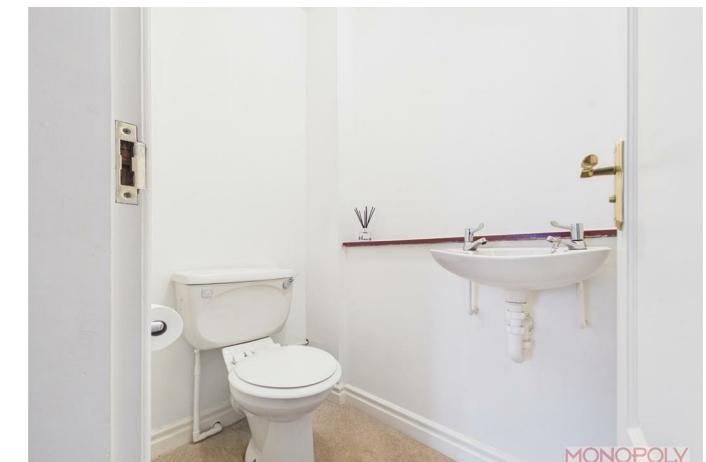
**MONEY LAUNDERING REGULATIONS 2003** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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.





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

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



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