



Whitehead Drive, Wrexham LL11 6BZ

£175,000

Situated in the popular Gatewen Village development is this immaculately presented two double bedroom end terrace home. In brief, the ground floor comprises an entrance hall, a generous lounge/diner, a modern kitchen, and a downstairs WC/Cloakroom. To the first floor are two double bedrooms and a three-piece family bathroom. Externally, the property enjoys a well-maintained garden which is southerly facing and patio area; alongside an allocated parking space plus ample visitor spaces.

Gatewen Village is a highly sought-after residential development located in the semi-rural setting of New Broughton, Wrexham. Combining modern family living with a peaceful village atmosphere, the area boasts a strong sense of community, access to well-regarded local schools, and a range of nearby amenities. Surrounded by open green spaces and woodland walks, yet only a short drive from Wrexham city centre and the A483, Gatewen Village is ideally situated for commuters and families alike.

- IMMACULATE TWO BEDROOM HOME
- ENTRANCE HALL AND DOWNSTAIRS WC
- LOUNGE/DINER
- CUL-DE-SAC LOCATION
- CLOSE TO TRANSPORT LINKS
- POPULAR RESIDENTIAL LOCATION
- MODERN KITCHEN
- SOUTH FACING GARDEN
- ALLOCATED PARKING SPACE



Entrance Hall

Composite door leading into the entrance hallway with wooden laminate flooring, ceiling light point, panelled radiator with cover, stairs rising to first floor, doors into lounge, WC/Cloakroom and kitchen.

Downstairs WC/Cloakroom

Two piece suite comprising low-level WC and wall mounted wash hand basin with splash-back tiles. Tiled flooring, electric fuse box, ceiling light point, panelled radiator and uPVC frosted window to the front elevation.

Kitchen

Housing a range of cream gloss wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, hob, extractor and plumbing for washing machine. Stainless steel sink unit with mixer tap over including detachable shower hose. Stainless steel cooker splash-back and cooker lighting. Space for fridge-freezer, recessed LED lighting, tiled flooring and uPVC double glazed window to the front elevation.

Lounge/Diner

UPVC double glazed 'French' style doors leading onto rear patio area with vertical blinds. Wooden laminate flooring, ceiling light point, panelled radiator and under-stairs storage cupboard.

Landing Area

Carpeted stairs rising to the first floor. Access to loft, ceiling light point, panelled radiator and doors off to bedrooms and bathroom.

Bedroom One

Two uPVC double glazed windows to the front elevation. Built in wardrobe with clothing rail, shelving and mirrored doors. Panelled radiator, ceiling light point and carpet flooring.

Bedroom Two

Two uPVC double glazed windows to the rear elevation. Built in wardrobe with two clothing rails. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising panelled bath with low-level WC, pedestal wash hand basin and panelled bath with mains shower over and glass screen. Tiled flooring, heated towel rail, part tiled walls, recessed LED lighting and extractor.

Outside

Externally, the property features a neatly presented front garden with a lawned area, established shrubs, and a combination of Indian sandstone and bark-chipped borders for added kerb appeal. A paved pathway leads to the entrance, which is sheltered by a pitched porch. To the side, a shared driveway provides access to a designated parking space. A timber gate leads to the southerly facing rear garden, which enjoys plenty of sunshine throughout the day (weather permitting). The garden has been thoughtfully landscaped with an Indian sandstone patio—ideal for outdoor seating and entertaining—and a raised lawned section. Decorative stone borders and timber fence panels complete the garden, offering a good degree of privacy and low-maintenance outdoor space.

Additional Information

There is an annual service charge of approximately £150 per annum for the maintenance of the surrounding greenery areas.

Important Information

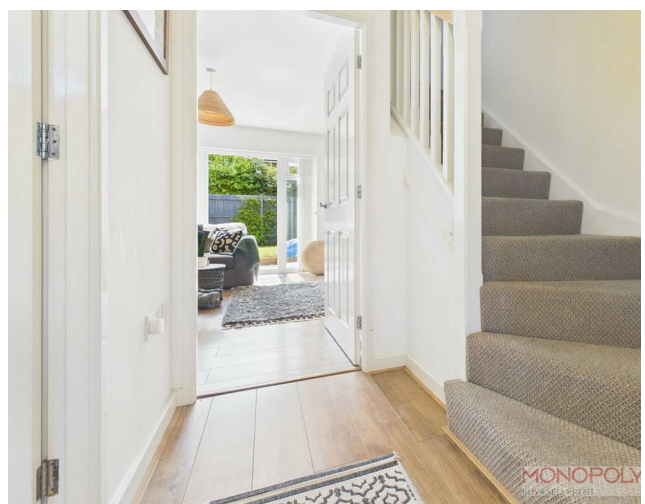
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in

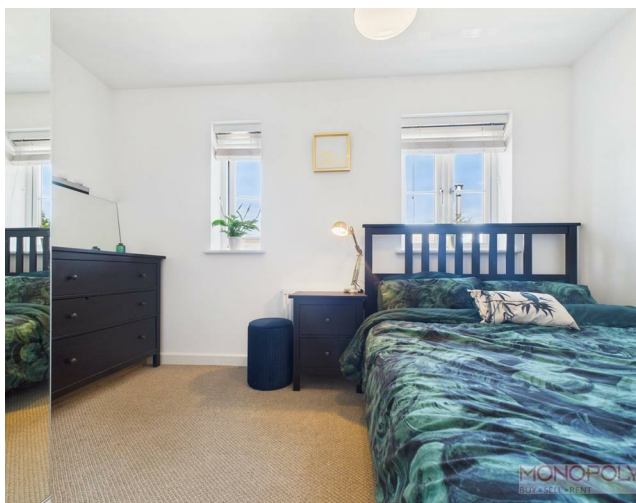


agreeing the sale.

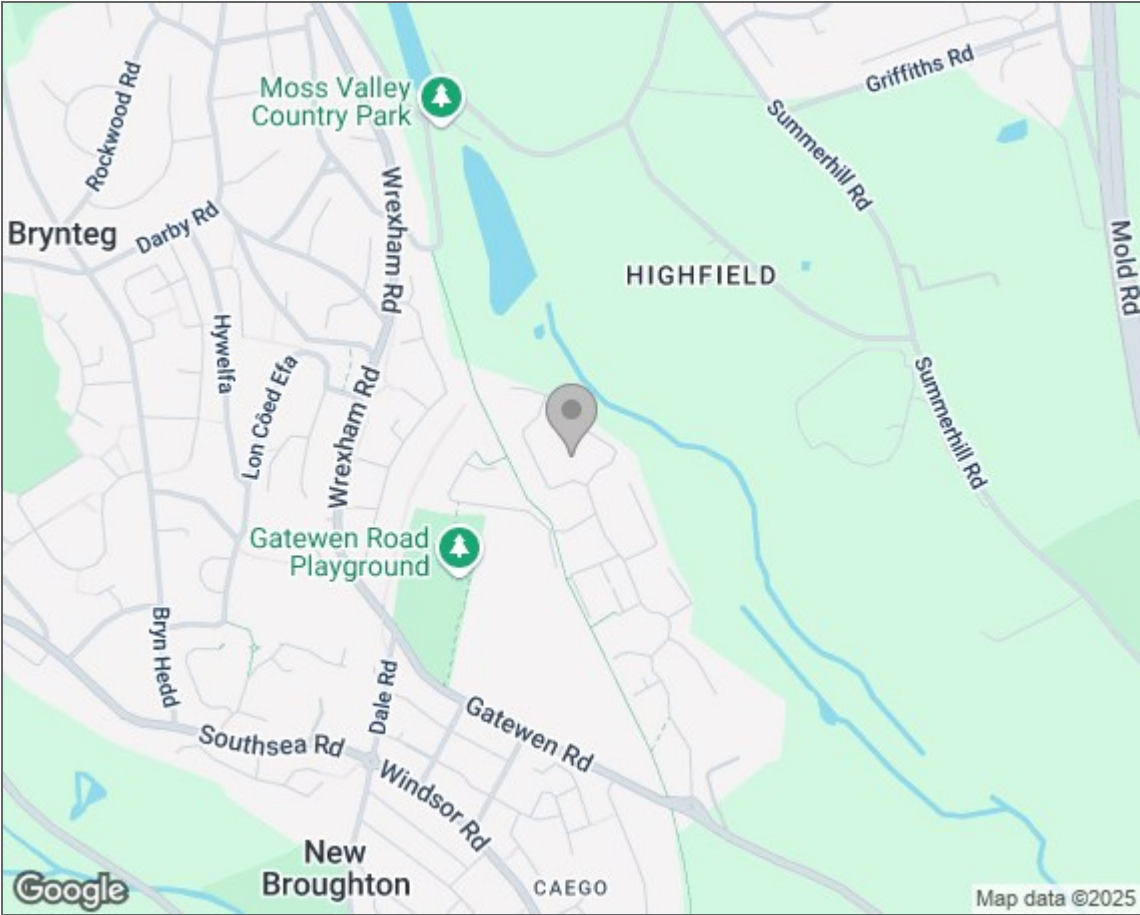
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		7984
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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