



MONOPOLY
BUY ■ SELL ■ RENT

Wilkinson Drive Heritage Gardens, Wrexham LL14 4FD

£300,000

A brilliant opportunity to purchase a well presented four bedroom detached house situated in a popular and convenient location known as Heritage gardens, Bersham, Wrexham. The spacious internal accommodation comprises an entrance hall, lounge, kitchen/diner, w.c, utility, half sized garage, four bedrooms including a main bedroom with en suite and family bathroom. Externally there is off road parking on a front drive and an enclosed rear garden. The historical village of Bersham can be found just outside Wrexham City Centre with excellent access to the A483 for travel to Chester, Oswestry and beyond.

- A DETACHED HOUSE
- LOUNGE WITH BAY WINDOW
- UTILITY & DOWNSTAIRS WC
- ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- FOUR BEDROOMS
- KITCHEN/DINER
- MAIN BEDROOM WITH EN SUITE
- OFF ROAD PARKING
- NO CHAIN!



Hallway

Timber flooring, stairs to first floor, doors to lounge, kitchen, utility and wc.

Downstairs WC

W.C, hand wash basin, window to side.

Lounge

5.59 x 3.41 (18'4" x 11'2")

Timber flooring, square bay window to front, gas fire with contemporary surround, double doors to dining room.

Kitchen/Diner

7.54 x 2.86 (24'8" x 9'4")

Fitted range of wall and base units units, timber worktops, oven and grill, gas hob, space for dishwasher, tiled splashback, extractor, window, external door and patio doors to rear, tiled flooring in kitchen, carpet in dining area.

Utility

2.67 x 2.07 (8'9" x 6'9")

Base units, complementary worktops, wall mounted Worcester boiler, door to half sized garage.

First Floor Landing

Carpet, window to side, doors to four bedrooms and bathroom, airing cupboard.

Bedroom One

4.49 3.53 (14'8" 11'6")

Carpet, window to rear.

En Suite

2.23 x 1.4 (7'3" x 4'7")

Laminate flooring, shower enclosure, w.c, hand wash basin, window to rear.

Bedroom Two

3.26 x 3.31 (10'8" x 10'10")

Carpet, window to front.

Bedroom Three

2.92 x 2.89 (9'6" x 9'5")

Carpet, window to rear.

Bedroom Four

2.96 x 2.02 (9'8" x 6'7")

Carpet, window to front.

Bathroom

2.09 x 1.95 (6'10" x 6'4")

Panel bath, w.c, hand wash basin, part tiled walls, vinyl flooring, extractor, window to front.

Integral Garage

Half size to accommodate utility, lighting, up and over door.

Outside

Front - Lawn, tarmac drive. Access alongside of house with gate to rear garden.

Rear - Gravel area, steps down to lawn, enclosed with fencing.

IMPORTANT INFORMATION

*Key facts interactive report link available in video tour and brochure sections. *

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



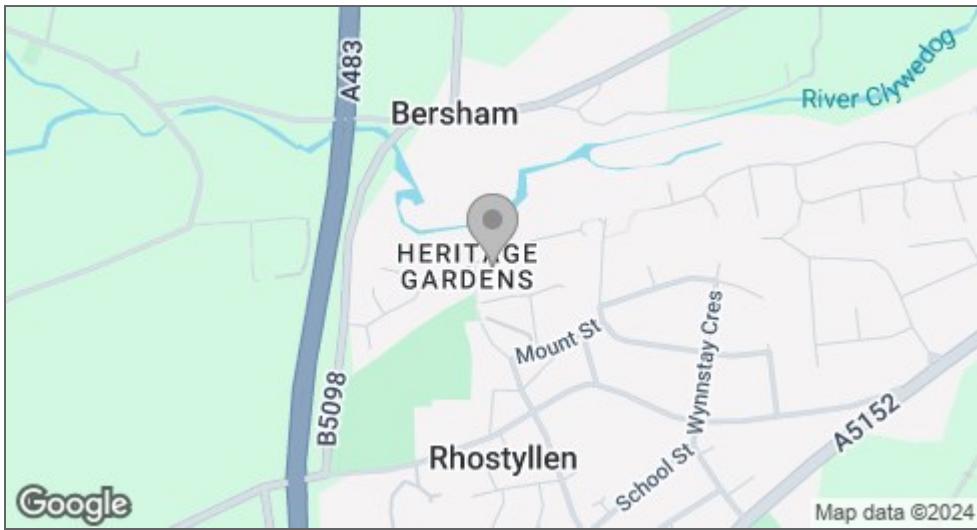
check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. 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			
(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		75	84
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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