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Wrexham | LL12 8AG

£275,000

MONOPOLY[®]

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Nestled in the desirable area of Windermere Road, Wrexham, this beautifully presented Three-Bedroom Semi-Detached house offers a perfect blend of comfort and style. Upon entering, you are welcomed into two spacious reception rooms, ideal for both relaxation and entertaining guests. The well-appointed kitchen complements the living spaces, providing a warm and inviting atmosphere for family gatherings. The property boasts three generously sized bedrooms, ensuring ample space for family living or accommodating guests. The bathroom is thoughtfully designed, catering to the needs of modern living.

One of the standout features of this home is the stunning large garden to the rear, which provides a tranquil outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air. The garden is a perfect canvas for those who appreciate nature and outdoor activities.

Additionally, the property offers off-road parking for up to three vehicles, a valuable asset in this sought-after location. This feature ensures convenience and ease for residents and visitors alike.

In summary, this semi-detached house on Windermere Road is an exceptional opportunity for those seeking a charming home in a prime location. With its attractive presentation, spacious interiors, and delightful garden, it is sure to appeal to families and individuals alike. Do not miss the chance to make this lovely property your new home.

- BEAUTIFULLY PRESENTED THREE BEDROOM
- SEMI DETACHED HOUSE
- SOUGHT AFTER LOCATION
- LARGE GARDEN TO THE REAR
- GAS CENTRAL HEATING
- TWO RECEPTION ROOMS
- OFF ROAD PARKING FOR THREE VEHICLES



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted front door which gives access to the entrance hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, coved ceiling, laminate flooring, double panel radiator, UPVC Double glazed and frosted window, under stairs cupboard, door to the lounge.

LOUNGE

With UPVC Double glazed window to the front with radiator beneath, laminate flooring, Inglenook fireplace with electric effect log burner inset, picture rail.

DINING ROOM

With UPVC Double glazed window to the rear with single panel radiator beneath, picture rail.

KITCHEN

Beautifully presented kitchen comprising a good range of wall and base cupboards with complementary worktop surfaces, incorporating stainless steel sink unit with mixer tap, built in four ring gas hob, electric oven/grill with extractor hood above, Two UPVC Double glazed windows one to the side and one to the rear, UPVC Double glazed door to the side, brick style tiled splashback, tiled floor, plumbing for washing machine, radiator, cupboard housing gas central heating boiler.

FIRST FLOOR LANDING AREA

With UPVC Double glazed frosted window to the side, coved ceiling, doors leading off to the bedrooms and bathroom.

BEDROOM ONE

With UPVC Double glazed window to the front with radiator beneath, ornate cast iron fireplace, built in wardrobes either side, carpeted flooring, picture rail.

BEDROOM TWO

With UPVC Double glazed window to the rear with single panel radiator beneath, ornate cast iron fireplace, carpeted flooring.

BEDROOM THREE

With UPVC Double glazed window to the front with single panel radiator beneath, carpeted flooring, picture rail.

FAMILY BATHROOM

Comprising of a panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, airing cupboard, radiator, UPVC Double glazed and frosted windows to the side and rear, access to the loft space.

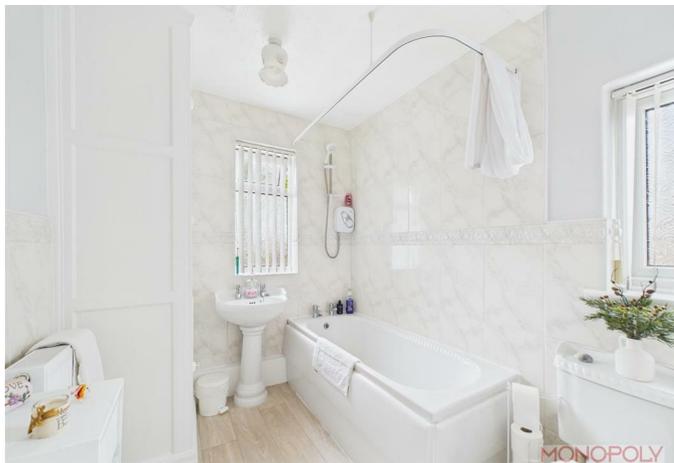
OUTSIDE TO THE FRONT

Wrought Iron Gated access leads to the driveway to the front which offers off road parking for at least three vehicles, which in turn leads to the further wooden gated access, which leads into the large rear garden. There is an area of lawned garden with a brick wall to the front boundary and wood fencing to the adjoining gardens boundary.

OUTSIDE TO THE REAR

Hardstanding area leads to the large block paved sitting and entertaining area, with large lawned garden with mature hedge to the adjoining gardens boundary, and panel enclosed fencing to the other side boundary.





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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.

MONEY LAUNDERING REGULATIONS 2003
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Ground Floor



Floor 1

Approximate total area⁽¹⁾
 901 ft²
 83.8 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.

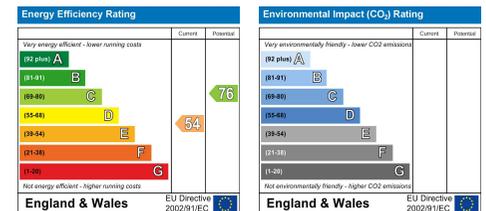
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