



15

Bradley | Wrexham | LL11 4DN

£220,000

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NO CHAIN! Situated in the popular residential area of Bradley, this well-presented three-bedroom semi-detached home is offered for sale with the added benefit of no onward chain, making it an ideal purchase for a range of buyers. The internal accommodation briefly comprises an entrance hallway leading into a spacious open-plan living and dining area, a fitted kitchen, and a conservatory providing additional reception space to the ground floor. To the first floor, a landing gives access to two double bedrooms, a generous third bedroom and a modern family bathroom. Externally, the property benefits from a garden to the front and a driveway running alongside the home, providing off-road parking. The rear garden has been thoughtfully landscaped for ease of maintenance, featuring artificial lawn and paved seating areas. Cherry Tree Road is a quiet cul-de-sac within Bradley, with a range of local amenities all within walking distance, including shops, schools and eateries. The area is well served by excellent transport links, and there are attractive countryside walks close by, including those at Alyn Waters Country Park.

- THREE BEDROOM SEMI-DETACHED HOME
- NO ONWARD CHAIN!
- OPEN PLAN LIVING/DINING ROOM
- KITCHEN
- CONSERVATORY
- BEDROOMS WITH BUILT IN STORAGE
- NEW BATHROOM
- SPACIOUS DRIVEWAY
- LANDSCAPED GARDENS
- SOUGHT AFTER LOCATION WITH FIELD TO THE REAR



### **Entrance Hall**

UPVC double glazed door leads into entrance hall with useful cupboard, carpet flooring, ceiling light point, door into lounge and stairs to first floor.

### **Open Plan Living/Dining Room**

UPVC double glazed bay window to the front elevation. Under the stairs storage cupboard, fireplace with built in shelving, opening into dining area with carpet flooring throughout, two panelled radiators, two ceiling light points, door into kitchen and glazed double doors into conservatory.

### **Kitchen**

Modern kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, gas hob, floor to ceiling fridge and dishwasher. 1.5 composite sink unit with mixer tap. Space and plumbing for washing machine, tiled floor, recessed LED lighting, tiled splash back, uPVC double glazed window to the side and rear, uPVC double glazed frosted door to the rear.

### **Conservatory**

UPVC double glazed windows and doors, tiled flooring, power sockets, ceiling light with fan.

### **Landing Area**

UPVC double glazed window to side elevation, carpet flooring, access to loft, ceiling light point, doors to bedrooms and bathroom.

### **Bedroom One**

UPVC double glazed window to the front elevation, built in wardrobes, carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Two**

UPVC double glazed window to the rear elevation.

Built in wardrobes and desk, carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Three**

UPVC double glazed window to the front elevation. Built in storage with shelving, carpet flooring, ceiling light point and panelled radiator.

### **Bathroom**

Modern three piece suite bathroom comprising low-level WC, wash hand basin set in storage and 'P' shaped panelled bath with dual hose mains shower. Tiled floor, heated towel rail, recessed LED lighting, light up vanity mirror and uPVC double glazed frosted window to the rear.

### **Outside**

To the front is a lawned garden area and driveway leading to a timber fence providing access to the rear. The rear garden is south facing and has been landscaped with artificial grass, paving and decorative stone to the borders with established trees. To the borders are fence panels for security and privacy. There is a field beyond to the rear.

### **Additional Information**

The property was fitted with a new combination boiler a year ago. A new bathroom was fitted last year along with a new electrical consumer unit. The rear garden has also been landscaped.

### **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,

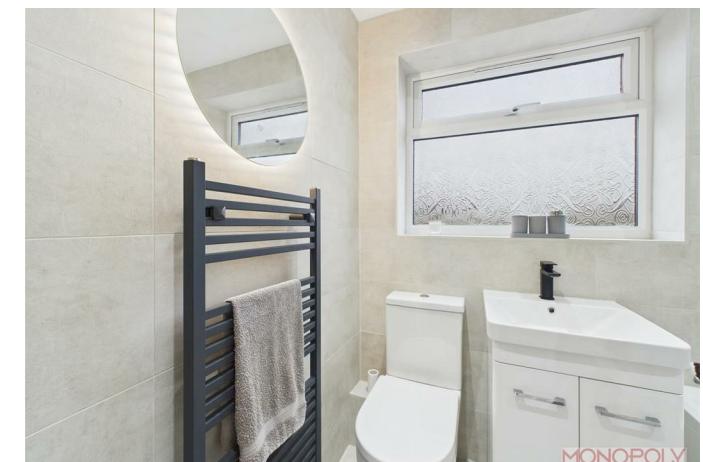




fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight 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		
(70-80) C		
(55-69) 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 <sub>2</sub> ) Rating		
	Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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BUSINESS



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