



## Norfolk Road, Wrexham LL12 7SD

**£240,000**

A brilliant opportunity to purchase a well presented and spacious three bedroom semi detached bungalow in a sought after location. The extended internal accommodation comprises an entrance hall, two reception rooms, kitchen, utility, shower room and three bedrooms. Externally there is a low maintenance garden to the front plus off road parking, to the rear is an attractive enclosed garden. The property is conveniently located in the popular Borrass area of Wrexham with a wealth of local amenities within walking distance including an array of shops and popular primary school as well as having superb road links to the A483 and Wrexham City Centre. NO CHAIN!

- AN EXTENDED THREE BEDROOM SEMI DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- UTILITY AREA
- SHOWER ROOM
- OFF ROAD PARKING
- ATTRACTIVE ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED!



## Entrance Hall

Carpet, door to lounge, upvc front door.

## Inner Hall

Carpet, doors to shower room, kitchen, dining room, three bedrooms, attic hatch.

## Lounge

5.01 x 4.27 max (16'5" x 14'0" max)

Carpet, windows to front and side, coving.

## Dining Room

3.25 x 2.74 (10'7" x 8'11")

Laminate flooring, window to rear, opening to kitchen, door to hall.

## Kitchen

5.99 x 3.00 max (19'7" x 9'10" max)

Fitted range of wall and base units, complimentary worktops, stainless sink/drain, mixer tap, four ring gas hob, oven and grill, French doors to rear, opening to utility.

## Utility

2.36 x 1.76 max (7'8" x 5'9" max)

Space and plumbing for washing machine and tumble dryer, worktop over, wall mounted gas combi boiler.

## Shower Room

1.88 x 1.7 (6'2" x 5'6")

Corner shower, w.c, hand wash basin, heated towel rail, window to side, carpet, part tiled walls.

## Bedroom One

4.39 x 3.05 (14'4" x 10'0")

Carpet, window to rear, fitted wardrobes.

## Bedroom Two

5.00 x 2.38 min (16'4" x 7'9" min)

Laminate flooring, window to front.

## Bedroom Three

3.83 x 2.10 (12'6" x 6'10")

Carpet, window to front, This room could also be used as a home office or hobby room.

## Outside

Off road parking on a front drive with low maintenance garden adjacent with gravel and paving. Gate alongside property providing access to the rear garden,. The rear gardens comprises a timber deck, paved patio, lawn, mature pear trees and shrubs, bin storage area and is enclosed with fencing.

## 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

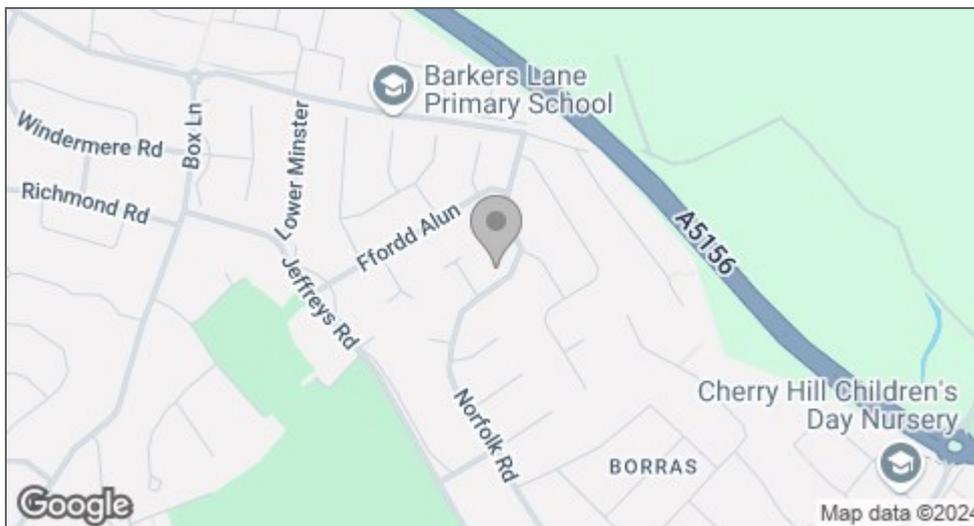
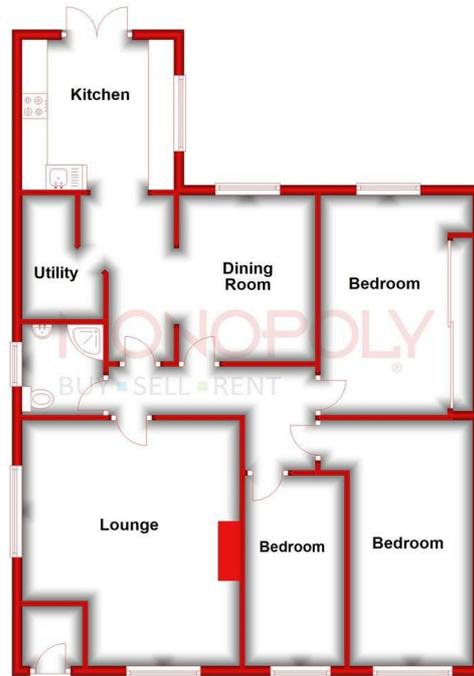








### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		71	
(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 <sub>2</sub> ) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

#### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

