



Beech Wood

Wrexham | | LL12 0LB

Offers In Excess Of £400,000

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A wonderful opportunity to purchase a traditional 3 bedroom semi-detached property situated within the desirable village of Burton close to Rossett. This superb family home offers 2 reception rooms, 3 bedrooms and a fantastic, generous rear garden all of which can only truly be appreciated when viewing the property. The Semi-Rural village of Burton sits next to the desirable village of Rossett which benefits from having a wealth of local amenities, including shops, nice pubs/restaurants, primary and secondary school and excellent access to both Wrexham or Chester. In brief the property comprises of; hallway, lounge, sitting room and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor.

- A superb 3 bedroom semi-detached property
- Two Reception rooms
- Desirable village location
- Generous rear garden
- Off road parking
- MUST BE VIEWED TO BE FULLY APPRECIATED



Hallway

With wood effect flooring (vendor informs us that underneath is the original parquet flooring), stairs off to the first floor, area under the stairs currently incorporating a study.

Lounge

Well presented with a double glazed bay window to the front, central fireplace with open fire, tiled hearth and surround and timber mantel (fireplace currently has a moveable electric fire in place), carpeted flooring (vendor informs us that underneath the carpet is the original parquet flooring), sliding doors into the sitting room.

Sitting Room

With central fireplace with open fire, tiled surround and hearth and timber mantel, double glazed french doors off to the rear garden.

Kitchen

Fitted with a full range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven and grill, 4 ring electric hob, plumbing for a washing machine and dishwasher, space for a fridge/freezer, 3 double glazed windows, tile effect flooring, floor mounted oil boiler, door off to the side.

First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space (vendor informs us that there is a pull down loft ladder and the loft is mostly boarded).

Bedroom 1

Well presented with a double glazed bay window to the front, fitted wardrobes, high level units and dressing table, carpeted flooring.

Bedroom 2

With a double glazed window to the rear, fitted wardrobes, carpeted flooring.

Bedroom 3

With a double glazed window to the front, carpeted flooring, built in storage unit.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, 2 double glazed windows, part tiled walls.

Rear Garden

A fantastic feature to this property is the generous rear garden. The garden is spilt into sections. Immediately adjacent to the rear of the property is a concrete patio area leading on to a pathway and lawned garden to the side. At the top of this section is a large timber pergola and seating area. An arched opening through the hedge opens to an area used for growing vegetables and plants with a timber built greenhouse, part gravelled, part lawned and access to a large summerhouse. The garden then extends further into a predominantly lawned garden to the foot of the garden.

Summerhouse

The summerhouse is currently used as a hobby studio but would make an excellent outdoor office or games room with full mains electricity.

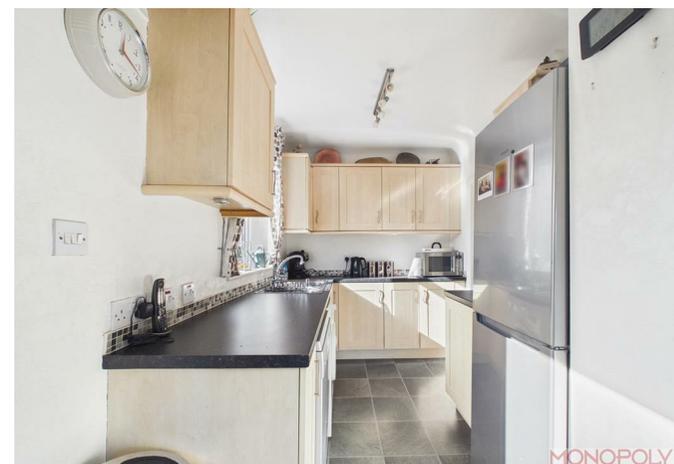
Front

To the front of the property is a lawned garden and concrete driveway providing off road parking and leading to double timber gates opening to allow access to a single garage with up and over door.

Additional Information

The central heating system is oil fuelled.

Important Information





*Material Information interactive report available in brochure section. *

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 01978 800186 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







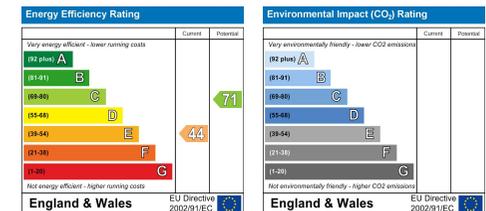


Approximate total area⁽¹⁾	1018 ft ² 94.6 m ²
Reduced headroom	4 ft ² 0.4 m ²
(1) Excluding balconies and terraces	
Reduced headroom Below 5 ft/1.5 m	
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.	
GIRAFFE360	

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