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Wrexham | LL12 0ED

Offers In The Region Of £259,950

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Situated in the highly sought-after residential area of Rossett, this three-bedroom semi-detached family home is offered for sale with the added benefit of no onward chain. The property provides well-proportioned accommodation throughout and briefly comprises: entrance hallway with a spacious storage cupboard, a generous lounge, a bright conservatory, and a modern kitchen/dining room - offering ample living space on the ground floor. To the first floor, all three bedrooms are doubles, complemented by a modern family bathroom. Externally, the property occupies a desirable corner plot with a well-maintained lawned garden, predominantly to the front. There is a detached garage and a driveway to the side, providing convenient off-road parking. Rossett is a desirable village offering a wide range of local amenities within walking distance, including shops, cafés, and schools. The location also benefits from excellent transport links to Wrexham, Chester, and the wider region - making it ideal for commuters.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- MODERN KITCHEN/DINING AREA
- SPACIOUS LOUNGE
- ENTRANCE HALL WITH SPACIOUS STORAGE
- CONSERVATORY
- DRIVEWAY
- IMMACULATE GARDEN AREA
- DETACHED GARAGE
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO ONWARD CHAIN



Entrance Hall

Composite door leads into entrance hall with door off to a spacious cloakroom cupboard with space for additional white goods. Stairs rising to first floor, carpet flooring, ceiling light point and door into lounge.

Lounge

Spacious lounge with uPVC double glazed window to the front elevation. Carpet flooring, electric log-burner style fire with wooden mantle, two ceiling light points, panelled radiator, coved ceiling, door into kitchen and uPVC double glazed doors into conservatory.

Kitchen/Dining

A modern kitchen/diner housing a range of painted formica wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge-freezer, dishwasher, double electric oven and grill, electric hob and extractor above. 1 1/2 stainless steel sink unit with mixer tap over, wooden laminate flooring, ceiling light point and under-counter lighting, panelled radiator, brick style splash-back tiling, space for breakfast table, space and plumbing for washing machine and uPVC double glazed window to the rear elevation with blinds and recessed LED lighting.

Conservatory

Part brick built uPVC double glazed conservatory with polycarbonate roof and plasterboard ceiling. Triple aspect views, ceiling light point, panelled radiator, power sockets, wooden laminate flooring and uPVC door to rear.

Landing Area

Carpet flooring, access to loft which is part boarded and doors off to bedrooms and bathroom.

Bedroom One

Two uPVC double glazed window to the front elevation with venetian blinds, storage cupboard, carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point, panelled radiator and built storage housing gas boiler.

Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

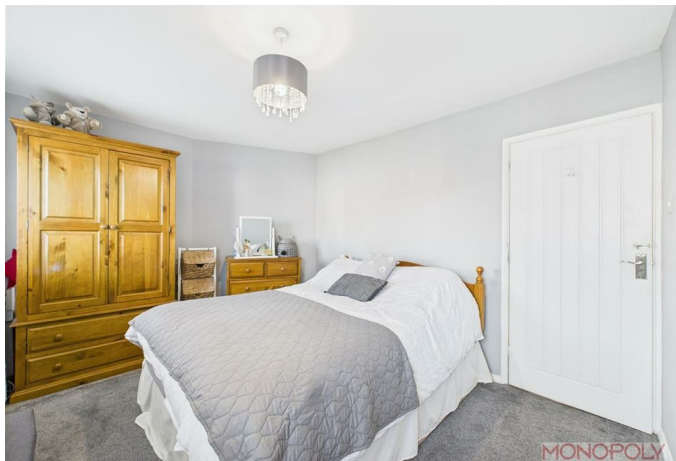
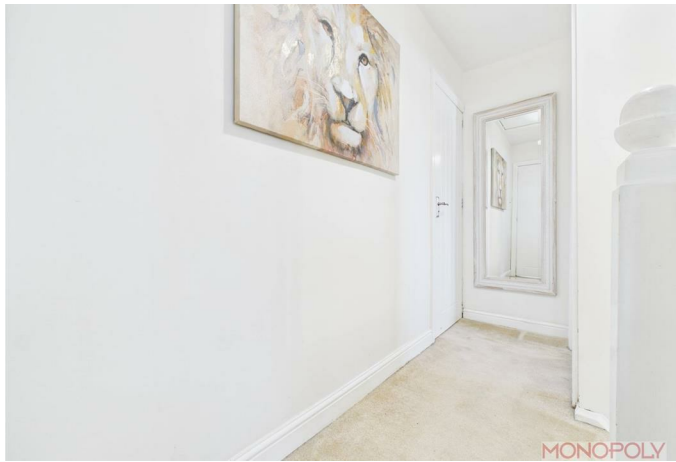
Bathroom

Three piece suite comprising panelled bath with shower over, wash hand basin with vanity cabinet under and low-level WC. Fully tiled walls and flooring, fitted mirror, recessed spot-lights and two uPVC double glazed frosted windows to the rear elevation.

Outside

Externally, the property boasts beautifully maintained garden areas, predominantly laid to lawn and mainly positioned to the front, offering a generous outdoor space. A raised decked seating area provides the perfect spot for outdoor dining and relaxation, complemented by decorative stone borders and a variety of established shrubs and planting. To the side of the property are three timber garden sheds, the detached single garage, and two wooden gates giving access to both the side and rear aspects. The gardens are bordered by neatly manicured hedging and brick walls, enhancing both privacy and kerb appeal. To the rear, there is a patterned concrete driveway offering off-road parking and direct access to the





conservatory. Ample on-street parking is also available around the property.

Garage

There is a spacious brick built garage with an up and over door, power, lighting and an additional side-access door.

Additional Information

The current owners have occupied the property for a number of years and have made various improvements during their time. The home is offered for sale with no onward chain, providing a smooth and straightforward purchase opportunity. A new boiler was installed approximately three years ago, and while the garage is a single unit, it is notably wider than average - offering enhanced storage or workspace potential. There is no mains gas at the property and is supplied by LPG.

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.



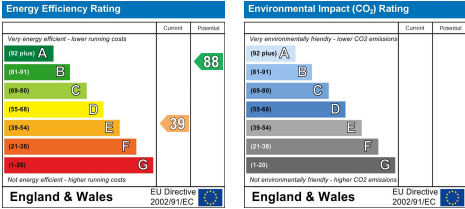


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