



16

Wrexham | | LL12 8NS

£250,000

**MONOPOLY**<sup>®</sup>

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# 16

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Situated within the highly sought-after residential area of Gresford, this well-presented two bedroom semi-detached bungalow is offered for sale with the added benefit of no onward chain. In brief, the accommodation comprises an entrance porch, hallway, spacious open plan living/dining room, kitchen, two well-proportioned double bedrooms and a shower room. Externally, the property benefits from pleasant gardens to both the front and rear, along with a driveway providing off-road parking for multiple vehicles. There is also a detached garage featuring an up-and-over door and additional French doors, offering versatile access and use, as well as a charming timber-built summer house within the garden. Annefield Park is a popular and well-established residential location within Gresford, offering a wide range of amenities within walking distance including shops, well-regarded schools, medical facilities and eateries. The area is well served by regular bus routes between Wrexham and Chester, while the nearby A483 provides excellent transport links to Chester, Wrexham, Oswestry and the wider North West.

- TWO BEDROOM SEMI-DETACHED BUNGALOW FOR SALE
- NO ONWARD CHAIN
- ENTRANCE HALLWAY AND PORCH
- SPACIOUS LIVING/DINING ROOM
- KITCHEN
- DOUBLE BEDROOMS
- SUMMERHOUSE
- DETACHED GARAGE AND DRIVEWAY
- GARDENS TO FRONT AND REAR
- POPULAR RESIDENTIAL LOCATION OF GRESFORD



### Entrance Porch

Wooden door and side panel leads into the entrance porch with door into hall.

### Entrance Hallway

Cupboard housing boiler with shelving and power, carpet flooring (parquet underneath), ceiling light point, panelled radiator, doors to all rooms.

### Living/Dining Room

Two uPVC double glazed windows to the front and side, coal effect electric fire set on a marble hearth with wooden surround, two panelled radiators, carpeted flooring, two ceiling light points and serving hatch into kitchen.

### Kitchen

Housing a range of wall, drawer and base units with work surfaces over. Space for appliances including cooker, washing machine, dishwasher, fridge and freezer. Built in pantry with shelving, composite sink unit with mixer tap over, tiled flooring, ceiling light point, radiator, window to rear and door to outside.

### Bedroom One

Wooden window to rear, ceiling light point, radiator and carpeted flooring.

### Bedroom Two

UPVC double glazed window to the front, built in storage cupboard, ceiling light point, radiator and carpeted flooring.

### Shower Room

Three piece shower room with low-level WC, pedestal wash hand basin and double walk in dual hose mains shower cubical with fitted seat and assistance rail. Tiled walls, vinyl flooring, extractor, wall-mounted electric heater, radiator and uPVC double glazed frosted window to the rear.

### Outside

To the front double timber gates lead to a tarmacadam driveway with space for two vehicles. There is a pleasant lawned garden area to the front with established shrubberies and trees. The rear garden is landscaped with paved areas and an array of shrubberies and trees. Additionally there is a timber built summer house.

### Garage

The garage has the added benefit of being detached from the property. There are two access points including an up and over door and uPVC double glazed French doors. There is power, lighting and an additional window.

### Additional Information

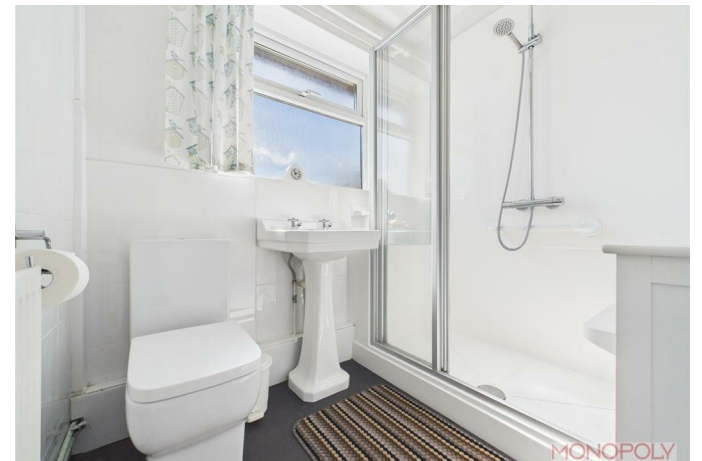
The bathroom was refitted five years ago. The boiler has been regularly serviced.

### 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

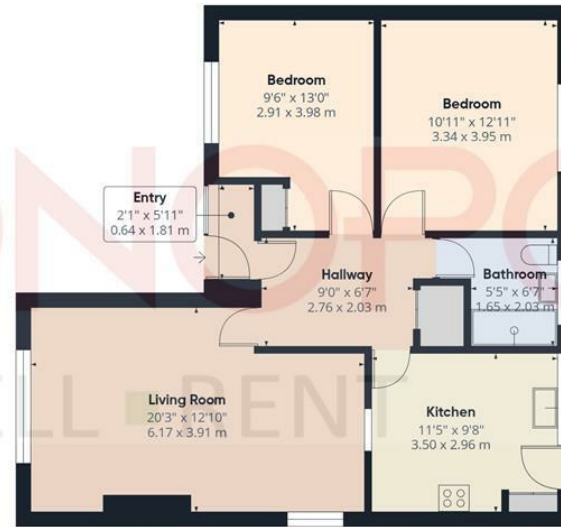




ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any 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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Ground Floor Building 1

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Ground Floor Building 2

Approximate total area<sup>(1)</sup>

895 ft<sup>2</sup>  
83.1 m<sup>2</sup>

(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.

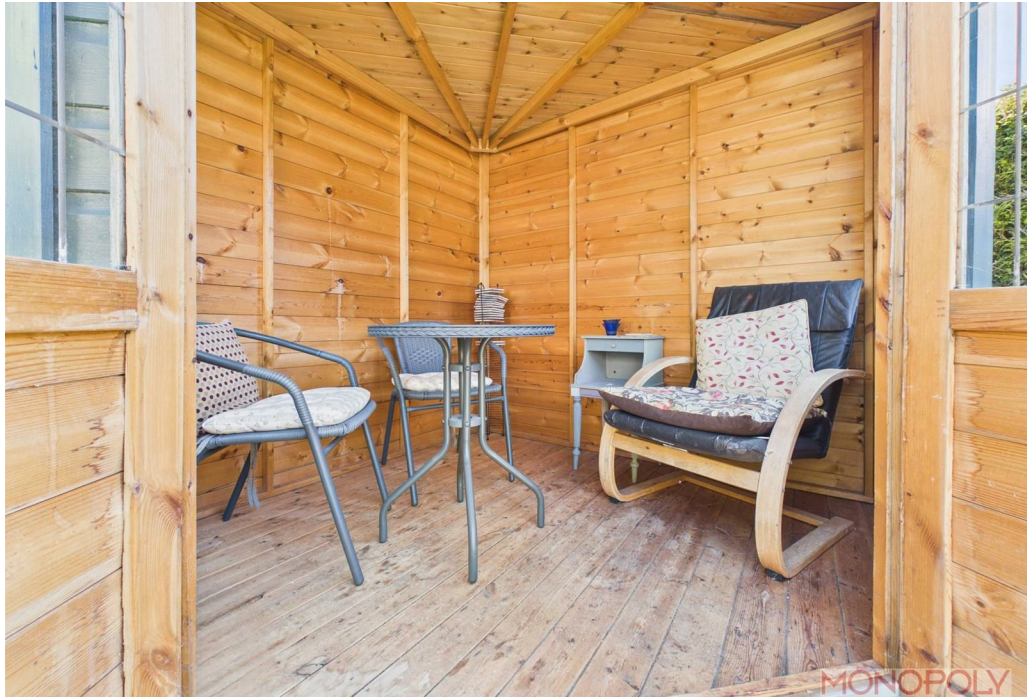
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Energy Efficiency Rating		Current	Future	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Future
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
92-95	A			82-91	A		
81-91	B			69-81	B		
69-80	C			55-68	C		
55-68	D			43-54	D		
43-54	E			31-42	E		
31-42	F			21-30	F		
21-30	G			11-20	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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