



## Burton Drive, Wrexham LL12 8BG

### £260,000

A well presented 3 bedroom detached bungalow set in a slightly elevated position within a popular residential location on the outskirts of Wrexham City centre. This fantastic property offers a well appointed kitchen, 3 double bedrooms, attractive parquet flooring, 2 driveways and single garage all of which can only be appreciated on internal inspection. The bungalow is situated close to Wrexham town centre and has numerous amenities close to hand as well as excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge, kitchen/dining room, 3 double bedrooms and shower room.

- A well presented 3 bedroom detached bungalow
- Attractive parquet flooring
- 2 Driveways
- Popular residential location
- 3 Double bedrooms
- Well appointed kitchen
- Single garage
- VIEWING HIGHLY RECOMMENDED



## Hallway

With attractive parquet flooring, door to a storage cupboard, access to the loft space.

## Lounge

3.61m x 3.89m (11'10" x 12'9")

Well presented with the continuation of the attractive parquet flooring, double glazed window to the front.

## Kitchen/Dining Room

6.93m x 2.53m (22'8" x 8'3")

Beautifully appointed with a range of matching wall, drawer and base units, stone work surfaces with inset 1 1/4 stainless steel sink, built in electric oven and grill, 4 ring electric hob with stainless steel extractor fan over, plumbing for a washing machine, space for a fridge/freezer, wall mounted gas combination boiler, wood effect flooring, double glazed window, door off to the rear garden, french doors off to the contained side garden.

## Bedroom 1

3.95m x 3.21m (12'11" x 10'6")

A good size bedroom with a double glazed window to the front with views over the rooftops, carpeted flooring, fitted wardrobes with sliding doors.

## Bedroom 2

3.21m x 3.01m (10'6" x 9'10")

A double bedroom with a double glazed window to the rear, carpeted flooring.

## Bedroom 3

2.78m x 2.93m (9'1" x 9'7")

Another double bedroom with a double glazed window to the front, carpeted flooring.

## Shower Room

2.25m x 2.00m (7'4" x 6'6")

Fitted with a low level w.c, wash hand basin with vanity unit under, shower cubicle, fully tiled walls, tiled flooring, double glazed window.

## Rear Garden

To the rear is a predominantly paved garden with a raised flower bed area. there is gated access to the side driveway and gated access to the front. there is also access to a good size shed which has electricity as well as a smaller outbuilding.

## Side Garden

To the side is a brick paved driveway providing off road parking for one car. there is a gate off the driveway which opens to an enclosed lawned garden which can also be accessed off the kitchen/dining room.

## Front

The property is set in an elevated position with a tarmac driveway leading to a single garage with electric door. The front garden is well maintained with a lawn and various well established plants and trees.

## Additional Information

All windows, front and rear door as well as patio doors have been replaced 2 years ago.... New Central Heating and Rewire in 2019.... Modernised throughout....

## MORTGAGES

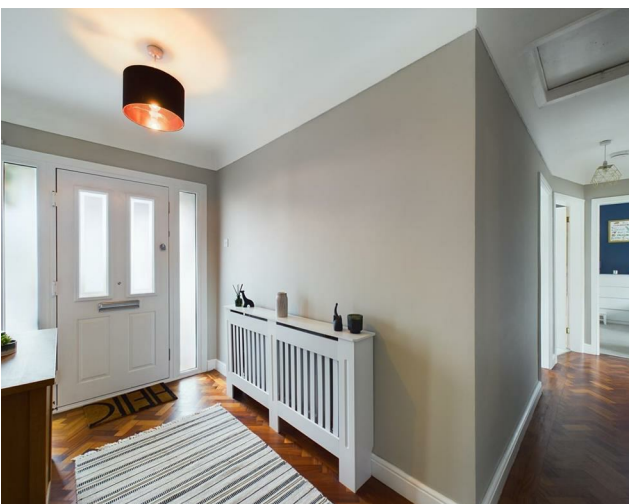
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.

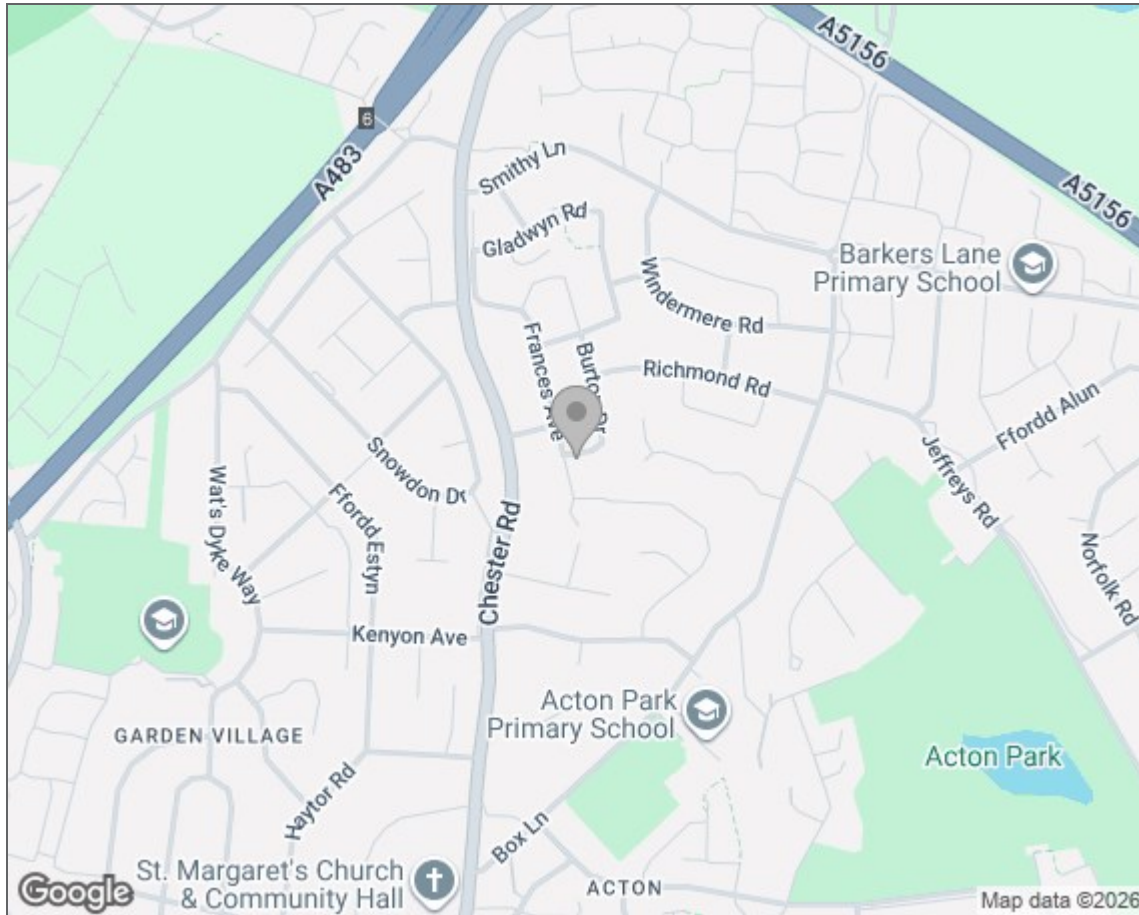
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
	83
	52
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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.

