

# Town & Country

Estate & Letting Agents

Burton Drive, Wrexham

No Onward Chain £240,000



**NO ONWARD CHAIN!** Situated on a generous corner plot within this perennially desirable suburb of Wrexham, this extended detached bungalow benefits from UPVC double glazing, gas central heating, and in brief comprises; an entrance hall, living room, dining room, kitchen, rear hall, a cloakroom WC/utility, three bedrooms and a bathroom suite. Externally the property sets in an enviable position with beautifully presented front and rear gardens along with off-road parking, situated in front of a single garage. Viewings are highly recommended!

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**TEL: 01978 291345**



## Entrance Hall

The property is entered through a UPVC double glazed front door with a matching side panel and opens to an inviting entrance hall. Radiator. Doors off to the living room, kitchen, all three bedrooms, bathroom into an airing cupboard, which houses the Worcester gas combination boiler. Although currently carpeted, below the carpet is parquet flooring.



## Living Room

21'2"×11'10"

Ceramic tiled feature fireplace with gas fire. A double aspect room with a window to the front elevation, a second window to the side elevation, two radiators, and parquet flooring.



## Kitchen

12'1"×8'5"

The kitchen is fitted with a range of wall base and drawer units, with ample work surface space that houses a stainless steel single drainer sink unit and tiled splashback. There is space for

a cooker and a tall fridge freezer. Also with a radiator, a window to the rear elevation, and a glazed door that opens to the rear hallway.



## Dining Room

10'1"×8'9"

Ample space for dining table and chairs. Radiator. Patio door opening to the side garden.



## Rear Hallway

With internal doors opening to the kitchen, dining room, and cloakroom WC/utility. UPVC double glazed back door which opens to the rear garden.

## Utility

6'2"×5'2"

Fitted with base units and work surface fitted with a stainless steel sink unit. Low level W/C. Plumbing and space for washing machine. Part tiled walls. Window to rear garden.



## Bedroom One

12'6"×10

A window to the front elevation and a radiator.



## Bedroom Two

10'2"×9'6"

A window to the rear elevation and a radiator.



## Bedroom Three

8'6"×9'2"

A window to the front elevation and fitted with a double mirror fronted wardrobe.



## Bathroom

7'1" x 5'5"

The bathroom is installed with a white three-piece suite, comprising a panelled bath, a pedestal wash hand basin, a low-level WC, radiator, a heated towel rail, partially tiled walls, and an opaque window to the rear elevation.

## Garage

A single detached garage with a up and over door, power and light, and an opaque window to the rear elevation.



## Externally Front

The property is situated on a corner plot which is laid to lawn and extremely well stocked, benefitting from a variety of attractive colourful plants and shrubs. Off-road parking sits in front of a single garage and a pathway that leads past two external lights to the front door.



## Externally Rear

Side access can be gained to the rear garden, which has a paved patio area, a generous lawn also being very well stocked with a variety of shrubs.

## Additional Information

We have been informed by the vendor that the roof was refurbished in 2017, including any attention needed to timbers and felting.

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

## Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978

291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



**Ground Floor**

Approx. 108.3 sq. metres (1165.8 sq. feet)

Total area: approx. 108.3 sq. metres (1165.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	