

# Town & Country

Estate & Letting Agents

Northleigh Grove

£250,000



Situated on a small development on the periphery of Wrexham this bungalow is available with the benefit of no onward chain and gas central heating along with UPVC double glazing and internal accommodation that comprises an entrance hall, a living room with conservatory off, a dining room that could be altered to be used as a bedroom should it be required, a beautiful recently installed kitchen, a four piece bathroom suite and two bedrooms. Externally to the front of the property is ample parking to the front of a single garage with timber gate its side access to an enclosed predominantly lawn and scrubbed rear garden

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## Externally front

To the front of the property is off-road parking with access to the single garage timber side access along the side of the property to the rear garden and the concrete pathway leads to the front door alongside the paved garden and outside lighting

## Entrance hall

6'3 x 14'7

With glazed double doors opening to the dining room, further doors off opening to the living room to both bedrooms and the bathroom and kitchen



## Living room

20'5 x 11'7

With a window to the front elevation, two radiators and a feature fireplace containing a living flame gas wire. The patio door off open to the conservatory



## Conservatory

11'8 x 8

An aluminium single glazed conservatory with a ceramic towel floor and a patio door opening to the rear garden



## Dining room

12'8 x 9'6

Having a window facing the rear elevation with a radiator of below



## Kitchen

11 x 12'8

A beautiful recently installed shaker style kitchen containing ample wall

base and drawer units and complimented by stainless steel handles. Ample works surface space contains a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a double oven hob and extractor hood and there is space beneath the units for a fridge, freezer, washing machine and dishwasher. A window face is the rear elevation, there is a radiator, a ceramic towel floor and a UPVC double glazed floor opening to the side elevation



## Bedroom one

11'3 x 11

A double aspect room with windows to front and side elevations, a radiator, fitted chest of drawers and dresser and floor to ceiling double mirror fronted wardrobes



## Bedroom two

9'1 x 6'6

With the window facing the side elevation with a radiator below



## Bathroom

7'9 x 7'2

Having an airing cupboard and installed with a shower enclosure with fixed seat and wall mounted electric shower, a panel bath with mixer taps, a low level WC, vanity unit with wash and basin, fully walls with a radiator and opaque window facing the side elevation and an extractor fan

## Garage

16'4 x 7'8

A single garage with an electric up and over garage door, power and light and a UPVC double glazed side entrance door

## Rear garden

Timber gate opens to resin bonded pathway leading to the rear of the property and a predominantly lawned garden with a timber Summerhouse, a resin bonded patio area, a timber shed and enclosed by fence panels

## Viewings

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

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

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.

## Additional Information

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.

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 must 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	