

Town & Country

Estate & Letting Agents

Bannister Drive, Wrexham

£98,000



The property sits in an enviable position in a secluded plot with off-road parking. Having recently undergone a program of modernisation and refurbishment including kitchen shower room the property itself also enjoys UPVC double glazing and gas-fired central heating and is available for purchase with no onward chain. The property comprises of kitchen, lounge, two bedrooms and a shower room.

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Entrance

The property is entered through UPVC double glaze door which opens to an entrance hall with a radiator and a shelf storage cupboard. Internal doors off open to the living room, the kitchen the shower room into both bedrooms.



Lounge

22'0 x 9'6

The living room has three wall lights, two radiators, window to the side elevation and window to the front elevation along with UPVC double glaze French doors which open to steps to the garden.



Kitchen

13'0 x 9'5

A beautiful recently installed grey kitchen complimented by stainless steel handles. Ample work surface space houses, resin, 1 1/2 bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel hob of an extractor Along with the washing machine and included

is a stainless steel style fridge freezer. There is a window to the front elevation are UPVC double glaze door opening to the side timber deck terrace their internal door which opens to a built-in cupboard which house is the ideal gas Combi boiler.



Bedroom One

14'0 x 9'5 max

With a window to the rear elevation and to the side elevation, two radiators and a wardrobe with mirror inserts, chest of drawers and shelving.



Bedroom Two

9'6 x 9'2

With radiator, two bedside cabinets under window to the side elevation. Externally The property is low, maintenance, predominantly paved with a timber shed, outside lights and water supply and raised Terrace patio area. There is also the addition of an external parking space.



Shower Room

6'10 x 5'5

enclosure with a thermostatic shower, a wash hand basin with a vanity unit below and mixer tap, dual flush, low-level WC, and a chrome heated towel rail, there is an opaque window to the side elevation.

Service Charges

We are informed there is ground rent payable of £2,000 per annum.

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.

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.

