

# Town & Country

Estate & Letting Agents

Osborne Close, Wrexham

£245,000



A well-presented two-bedroom semi-detached bungalow in a popular Wrexham location, offering off-road parking, a garage, a generous rear garden, and modern internal accommodation. Available with no onward chain.

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## DESCRIPTION

Situated within a popular Wrexham suburb, amongst similar bungalows, this semi-detached property benefits from gas central heating and UPVC double glazing and is offered for sale with no onward chain. The internal accommodation briefly comprises an entrance hall with parquet flooring, a living room with plantation shutters, a fitted kitchen with integrated appliances opening into the dining area, two bedrooms with fitted furniture, an inner hallway, a contemporary bathroom, and a rear porch. Externally, the property enjoys off-road parking, a garage, and a generous rear garden with established planting.



## LOCATION

The property is located within a well-established and sought-after residential area of Wrexham, offering convenient access to local shops, schools, and everyday amenities. Wrexham city centre is easily reachable, providing a wider range of retail, leisure, and transport facilities, including road links to Chester, the A483, and surrounding North Wales and North West England areas.

## ENTRANCE HALL

The property is entered via an opaque UPVC double-glazed front door, opening into a welcoming entrance hall with parquet flooring laid in a herringbone pattern. The hall has a radiator and

doors leading to the living room, both bedrooms, the inner hallway, and a glazed door opening into the kitchen.



## LIVING ROOM

15'6 x 9'10

Although currently carpeted, it is understood that parquet flooring continues beneath. Windows to the front and side elevations feature integrated plantation shutters. The room also includes a radiator and a living flame gas fire with a feature surround.



## KITCHEN

10'6 x 8'9

The kitchen is fitted with cream shaker-style wall, base, and drawer units, complemented by wood grain-effect work surfaces. There is a stainless steel single drainer sink with mixer tap and tiled splashbacks. Integrated appliances include an oven, microwave, hob, extractor hood, fridge, and dishwasher. The floor is finished with ceramic tiles, and there is a window to the side elevation, recessed ceiling downlights, and an opaque UPVC double-glazed door leading outside. An arched throughway opens into the dining room.



## DINING ROOM

7'10 x 7'0

With a radiator and a distinctive circular window opening into the inner hallway, this room provides a pleasant space for dining and entertaining.



## BEDROOM ONE

10'3 x 11'6

A well-proportioned double bedroom with a window to the front elevation and a radiator below. The room is fitted with an extensive range of light wood grain-effect furniture, including wardrobes, chest of drawers, luggage cupboards, bedside cabinets, and a headboard.



## BEDROOM TWO

10'3 x 9'6

Overlooking the rear garden, this bedroom has a window to the rear elevation, a radiator, and fitted bedroom furniture comprising a wardrobe and overhead luggage cupboards in a matching light wood grain effect.



## REAR PORCH

7'4 x 3'8

With ceramic tiled flooring, UPVC double-glazed windows overlooking the garden, and a UPVC double-glazed rear door providing external access.



## EXTERNALLY

To the front of the property is a low-maintenance gravel garden. A tarmac driveway runs along the left-hand side of the property, providing off-road parking and access to the garage and rear garden. A brick block pathway leads to the main entrance door. The rear garden features a paved pathway and patio area, an external light, and a generous lawned garden. It is well stocked with a variety of established plants, shrubs, and trees, and includes a timber shed.

## GARAGE

16'7 x 8'2

Accessed from the front via a sliding timber door, the garage benefits from a UPVC double-glazed window to the side elevation. Internally, there are two storage alcoves, one of which has space



## BATHROOM

7'4 x 6'4

Recently installed, the bathroom boasts a contemporary three-piece white suite comprising a panelled bath with waterfall-style mixer tap and dual-head shower with protective screen, a dual-flush low-level WC, and a pedestal wash hand basin with waterfall-style mixer tap. The room has ceramic tiled flooring, partially tiled walls, a chrome heated towel rail, and an opaque window to the rear elevation.

and plumbing for a washing machine. A timber door provides rear access, and a Worcester gas combination boiler is wall mounted.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D £2,193.00

## 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 a member of our team who will assist you further.

## 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.**

## Ground Floor

Approx. 76.4 sq. metres (822.9 sq. feet)



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E	57	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.