Town & Country
Estate & Letting Agents

Stancliffe Avenue, Marford, Wrexham £360,000

A well-presented detached bungalow set on a generous plot, offering two double bedrooms, spacious living accommodation, ample off-road parking, a garage and a substantial rear garden, with potential for further development (subject to planning). No onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

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DESCRIPTION

Situated on an extremely generous plot within a highly desirable residential location, this well-presented detached bungalow offers excellent potential for further development, subject to the relevant planning permissions. The accommodation briefly comprises an entrance porch, welcoming entrance hall with access to all rooms, living room with wall-mounted electric fire, spacious kitchen/dining room with integrated appliances, two double bedrooms with parquet flooring, and a modern four-piece bathroom suite. Externally, the property benefits from brick block off-road parking for several vehicles, a single garage, lawned front garden and gated side access leading to a substantial rear garden with elevated seating area and mature planting. The property is offered to the market with no onward chain.

LOCATION

Situated within a popular residential area on the outskirts of Wrexham, the property offers convenient access to local shops, schools and everyday amenities. Wrexham town centre is easily accessible and provides a wider range of retail, leisure and transport facilities. The area benefits from good road links to Chester, Oswestry and the wider North West via the A483, along with nearby public transport connections and access to green spaces and countryside walks.

ENTRANCE PORCH

8'6 x 7'6

The property is entered via an opaque UPVC double glazed door, opening onto wood-grain laminate flooring. Windows face the front and side elevations, and a partially glazed internal door leads through to the entrance hall.

ENTRANCE HALL

10'6 x 8'4 (max)

An L-shaped entrance hall with parquet flooring, radiator and a built-in cloaks/storage cupboard. Partially glazed light oak doors open to the living room, both double bedrooms and the bathroom, while a sliding partially glazed door provides access to the kitchen/dining room.

LIVING ROOM

15'9 x 12'4 (max)

With continuation of the parquet flooring from the entrance hall, this well-proportioned living room features a wall-mounted log-effect electric fire with remote control, recessed ceiling downlights, and a window to the front elevation with a radiator beneath. A partially glazed light oak door opens to the kitchen/dining room.

KITCHEN/DINING ROOM

21'5 x 15'2

A spacious kitchen/dining room with ceramic tiled flooring throughout. Windows face the rear and side elevations, and an opaque UPVC double glazed door opens onto the elevated rear seating area. The kitchen is fitted with a range of cream shaker-style wall, base and drawer units with stainless steel handles, display cabinets and wood-grain effect work surfaces. There is a stainless steel single drainer sink with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel double oven, hob with extractor hood above, dishwasher, fridge and freezer. A cupboard houses the gas combination boiler. Recessed ceiling downlights complete the space.

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BEDROOM ONE

12'6 x 11'6

A double bedroom with parquet flooring, recessed ceiling downlights and a window to the front elevation with a radiator beneath. Double light oak doors open to a built-in wardrobe.

BEDROOM TWO

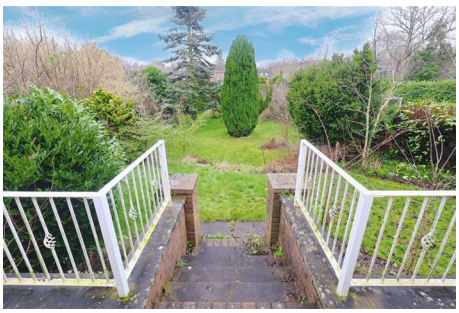
11'6 x 9'8

A further double bedroom featuring parquet flooring, recessed ceiling downlights, radiator and a window overlooking the rear garden.

BATHROOM

8'8 x 7'2

Installed with a modern white four-piece suite comprising a panelled bath with mixer tap, oversized shower enclosure with thermostatic shower, and a vanity unit incorporating a low-level WC and wash hand basin. Fully tiled walls, a heated towel rail, recessed ceiling downlights, loft access and two opaque windows to the side elevation complete the room.



EXTERNALLY

To the front of the property is brick block off-road parking providing space for several vehicles, with access to a single garage. There is also a lawned garden with established shrubs. Gated access leads to the rear garden, and an external light is positioned to the side of the main entrance door. A substantial and generously sized rear garden featuring an elevated patio seating area, with steps descending to the main garden. The garden is laid predominantly to lawn and well stocked with a variety of mature plants, shrubs and trees. The garden is enclosed by hedging and benefits from external lighting.

GARAGE

16'5 x 9'0

Accessed from the front via double timber doors, opening to a single garage with power, lighting and water supply. There is space and plumbing for a washing machine, along with an opaque rear access door to the garden.

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Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band: F (£3168)

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.

Property Particulars Disclaimer

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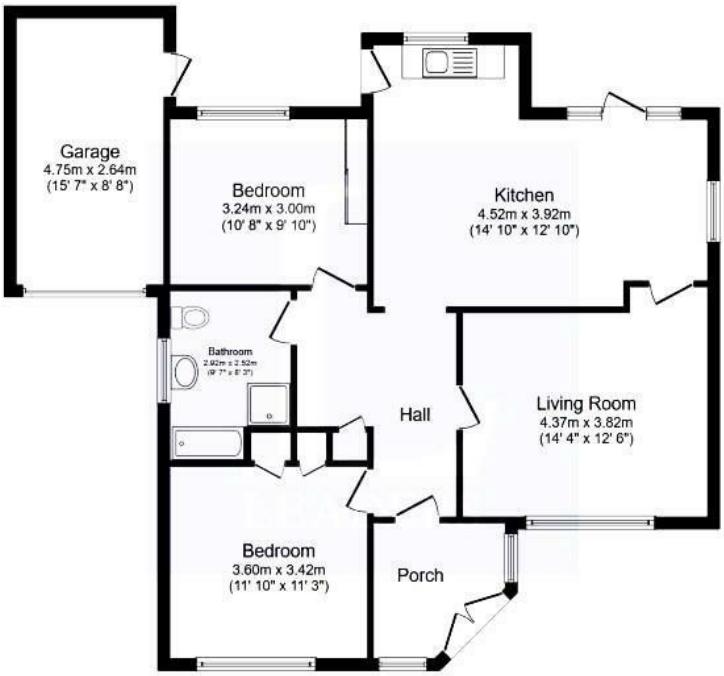

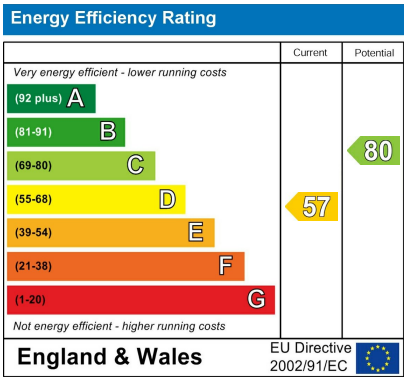

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