

Town & Country

Estate & Letting Agents

Birkdale Road, Wrexham

£390,000



Set within a sought-after residential area of Wrexham, this attractive detached home offers spacious and well-planned accommodation ideal for family living. The ground floor includes an inviting entrance hall, cloakroom WC, a bright dual-aspect L-shaped living room with access to the rear garden, and a well-equipped kitchen with breakfast bar opening into a separate dining room.

Upstairs, there are three well-proportioned bedrooms, two with fitted wardrobes, and a modern four-piece bathroom. Externally, the property benefits from ample off-road parking, a double garage with electric doors, and a beautifully maintained, enclosed rear garden.

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

TEL: 01978 291345

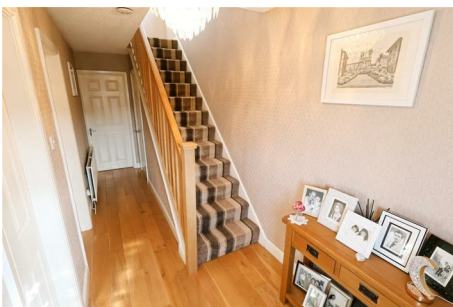
SUMMARY

A well-presented three-bedroom detached home offering generous living accommodation, a double garage, and beautifully maintained gardens. Situated in a desirable residential area, this property is ideal for families seeking both space and convenience.



LOCATION

The property is situated within a popular and well-established residential area of Wrexham, offering convenient access to a range of local amenities including shops, schools, and leisure facilities. The area is well-connected, with good transport links to Wrexham town centre and surrounding areas, as well as access to major road networks for commuting. The location makes it particularly appealing for families and professionals alike, combining a quiet residential setting with everyday convenience.



ENTRANCE HALL

(17'2" x 5'4")

Entered via an opaque UPVC double glazed door, with engineered oak

flooring, staircase to the first floor, and useful under-stairs storage cupboard.



CLOAKROOM/WC

(5'4" x 2'6")

Fitted with a low-level WC and wall-mounted wash basin, complemented by tiled flooring and partially tiled walls.



LIVING ROOM

(16'6" x 20'10" max)

A spacious and versatile L-shaped reception room with dual aspect, including a front-facing window and rear patio doors opening onto the garden. Features a decorative gas fire with marble surround.



KITCHEN

(20'9" x 10'5")

Fitted with a range of light wood grain units with work surfaces and breakfast bar. Includes integrated fridge freezer, sink unit, space for appliances, and tiled flooring. Access to the side and double doors leading into the dining room.





DINING ROOM

(16'7" x 6'8")

A bright room with front-facing window, laminate flooring, and cupboard housing a Worcester combination boiler.

FIRST FLOOR LANDING

With side window, loft access, and doors to all rooms.



BATHROOM

(9'8" x 7'0")

Appointed with a four-piece suite including corner bath, separate shower, WC, and pedestal basin, with tiled finishes and heated towel rail.



BEDROOM ONE

(13'5" x 9'4")

Rear-facing with fitted wardrobes.



BEDROOM TWO

11 x 8'3

Front-facing with fitted sliding wardrobes.



BEDROOM THREE

(8'7" x 8'2")

Front-facing, currently used as a study.



REAR GARDEN

A well-maintained and enclosed garden featuring a paved patio area, lawn, gravel seating space, and a variety of established plants and shrubs.



DOUBLE GARAGE

(18'4" x 18'4")

Viewings (Wrexham)

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

Services (Wrexham)

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	75
(39-54) E			
(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.