

Town & Country

Estate & Letting Agents

Bickleywood Drive, Wrexham

£250,000



Located within a modern development offering convenient access to Wrexham city centre, local motorway networks, and a range of everyday amenities, this well-proportioned three-bedroom detached home benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises an entrance hall, cloakroom WC, kitchen, dining room with patio doors to the rear garden, and a living room opening into a conservatory. To the first floor are three bedrooms, including a principal bedroom with en-suite, and a family bathroom. Externally, the property features a lawned front garden with off-road parking, a detached garage, and a rear garden laid mainly to lawn with a paved patio area.

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DESCRIPTION

A well-presented three-bedroom detached home in a modern development, featuring a conservatory, en-suite to the principal bedroom, off-road parking, detached garage, and a private rear garden, all within easy reach of Wrexham city centre and local amenities.



LOCATION

Situated within a popular modern residential development in Wrexham and offering convenient access to the city centre, providing a range of shopping, dining, and leisure facilities. The area is well served by local schools, transport links, and road networks, making it ideal for commuters, with easy connections to Chester, the A483, and surrounding areas. Nearby green spaces and everyday amenities further enhance the appeal of this well-connected yet residential setting.



ENTRANCE HALL

7'2 x 7'5

The property is entered via a composite front door opening into the entrance hall, featuring wood grain effect laminate flooring, a radiator, and stairs rising to the first-floor accommodation. Doors lead to the cloakroom WC, kitchen, and living room.

CLOAKROOM WC

Fitted with a low-level WC and a wash hand basin with tiled splashback, along with a radiator and an opaque window to the side elevation.



LIVING ROOM

13'3 x 12'0

A well-proportioned reception room with wood grain effect laminate flooring, a window to the rear elevation with a radiator below, and a fireplace incorporating an electric fire with marble hearth and Adam-style surround. A UPVC double glazed door opens into the conservatory.



CONSERVATORY

10'5 x 9'10

Constructed with a low brick wall and UPVC double glazed frame, this bright space features wood grain effect laminate flooring and integrated French doors opening onto the rear garden.



KITCHEN

12'0 x 10'8

The kitchen is fitted with a range of oak-style wall, base, and drawer units, complemented by work surfaces and an integrated breakfast bar.

It incorporates a resin one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include an oven, hob, and extractor hood. A window faces the front elevation, and there is a radiator and a UPVC opaque double glazed door providing access to the side of the property.



DINING ROOM

10'9 x 7'6

Featuring wood grain effect laminate flooring, a radiator, and patio doors opening onto the rear garden.

FIRST FLOOR LANDING

With a window to the side elevation and radiator below, the landing provides access to the loft via a retractable ladder, an airing cupboard, and doors leading to the bathroom and all three bedrooms.



BATHROOM

7'2 x 6'8

Fitted with a peach-coloured suite comprising a low-level WC, pedestal wash hand basin, and panel bath with mixer tap and handheld shower attachment. The walls are partially tiled, and there is a chrome heated towel rail and an opaque window to the front elevation.



BEDROOM ONE

11'5 x 9'7

A double bedroom with a window to the rear elevation, radiator below, and a door leading to the en-suite.



BEDROOM THREE

9'7 x 6'2

With a window to the rear elevation and a radiator, ideal as a bedroom, nursery, or home office.



EN-SUITE

9'7 x 2'8

Fitted with a suite comprising a separate shower enclosure with thermostatic shower, pedestal wash hand basin with mixer tap, and a low-level WC. The walls are partially tiled, and there is a radiator, extractor fan, and an opaque window to the side elevation.

GARAGE

A single detached garage with a pitched roof, accessed via an up-and-over door to the front. It also benefits from a wooden single glazed window to the side elevation and a side access door.



EXTERNALLY

Externally, the property features a lawned front garden with off-road parking and a detached garage. The rear garden is mainly laid to lawn with a paved patio area, ideal for outdoor seating. There is also gated side access.



BEDROOM TWO

10'7 x 9'6

A well-sized bedroom with a window to the front elevation and a radiator.

Services (Wrexham)

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

Tenure: Freehold

Council Tax D £2,193

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

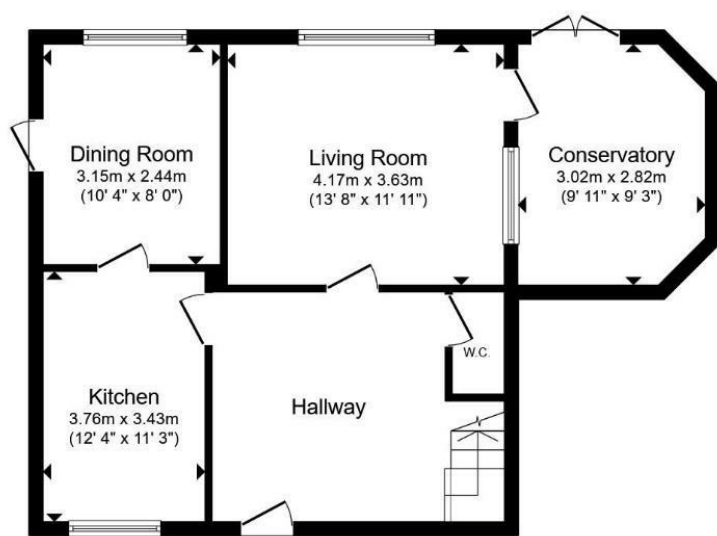
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

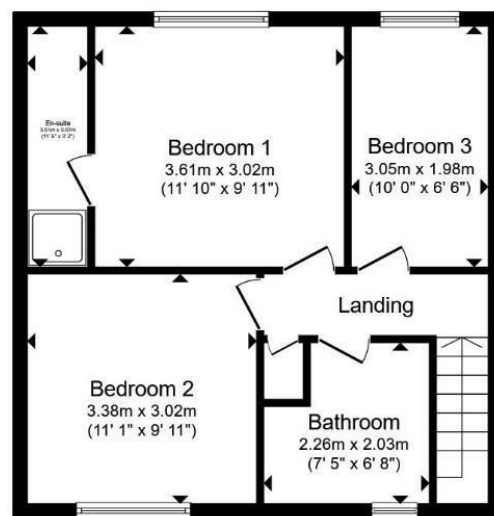
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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



First Floor

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>			
England & Wales		EU Directive 2002/91/EC 