

Town & Country

Estate & Letting Agents

Croeshowell Lane, Wrexham

£250,000



This delightful detached bungalow offers a perfect blend of spacious living and serene surroundings. With three well-proportioned bedrooms and a versatile layout, this property is ideal for families, downsizers, or anyone seeking the convenience of single-storey living. With UPVC double glazing and LPG central heating, this bungalow is both comfortable and energy-efficient. Its location provides excellent access to Chester, Wrexham, and the motorway networks, making it a fantastic choice for commuters. This property presents a wonderful opportunity to modernise and add value, all while enjoying the quiet charm of a semi-rural setting.

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DESCRIPTION

Situated within a quiet hamlet offering easy access to local motorway networks, and therefore convenient travel to Chester and Wrexham, this detached three-bedroom bungalow benefits from LPG central heating and UPVC double glazing and is in need of a degree of modernisation. The accommodation briefly comprises an entrance porch, reception hall, kitchen, living room, sitting room, bathroom, and three bedrooms. Externally, the property offers off-road parking, lawned and shrubbed front gardens, access to an oversized detached garage, and gated side access leading to a rear garden which is predominantly lawned with shrubs and a patio area enclosed by hedging.



LOCATION

Situated within the peaceful hamlet of Burton, near the popular village of Rossett, this property enjoys a desirable semi-rural setting with excellent access to both Chester and Wrexham. Rossett offers a range of everyday amenities including shops, cafés, pubs, doctors and highly regarded schools, whilst the nearby A483 provides convenient commuter links to Chester, Wrexham, Deeside, Liverpool and Manchester. The surrounding countryside also offers excellent walking and outdoor leisure opportunities.

ENTRANCE PORCH

3'2" x 5'4"

Entered through a UPVC double glazed door, the entrance porch features a ceramic tiled floor, glass brick side elevations, and a stained glass leaded internal door opening into the reception hall.

RECEPTION HALL

16'5" x 3'4"

With radiator and doors leading to two double bedrooms, the bathroom, and kitchen.



BEDROOM ONE

11'4" x 11'6"

Window to the front elevation and radiator. Two doors open into a walk-in wardrobe measuring 9'8" x 4'3".



BEDROOM TWO

10'3" x 11'0"

Window to the front elevation with radiator beneath.



BATHROOM

10'8" x 10'6" max

An L-shaped bathroom fitted with a panel bath, low-level WC, and pedestal wash hand basin. Features include partially tiled walls, radiator, wall-mounted boiler, and opaque window to the side elevation. A door opens to a walk-in store cupboard measuring 6'4" x 4'1", complete with radiator, lighting, and shelving.



KITCHEN

11'5" x 10'2"

Fitted with oak-style wall, base, and drawer units with ornamental handles and work surface space incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. Includes cooker with extractor hood above, space and plumbing for a washing machine, ceramic tiled flooring, and a window to the side elevation. Door to the living room and archway through to the breakfast room.



BREAKFAST ROOM

6'3" x 5'6"

With continuation ceramic tiled flooring from the kitchen, radiator, and glass brick feature adjoining the living room.



LIVING ROOM

16'0" x 12'1"

Featuring windows to the side and rear elevations, two radiators, patio doors opening into the sitting room, and a door leading to bedroom three.



BEDROOM THREE

11'6" x 9'9" max

An L-shaped bedroom with window to the rear elevation and radiator beneath. Door opening to the en suite.



EN-SUITE

3'5" x 5'9"

Fitted with a low-level WC and pedestal wash hand basin, partially tiled walls, and opaque window to the rear elevation.



SITTING ROOM

12'6" x 7'7"

With ceramic tiled flooring, two windows to the side elevation, and two sets of UPVC double glazed French doors opening to the rear garden.

GARAGE

17'9" x 13'1"

A breeze block built garage with pitched roof, up-and-over garage door, single glazed rear window, and partially glazed rear access door.

EXTERNALLY

To the front of the property is a low brick wall with entrances for vehicle access. Parking is provided directly in front of the garage and to the right-hand side of the property. A paved pathway leads to the front door, bordered by lawned and shrubbed gardens, with iron gated access opening to the rear garden.



REAR GARDEN

The rear garden is predominantly lawned with shrubs, complemented by a paved patio area and enclosed by hedging.

SERVICES TO PROPERTY

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

Council tax- Band E

Tenure- Freehold

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town & Country Estate Agents can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our 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 Chester office on 01244 403900. 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.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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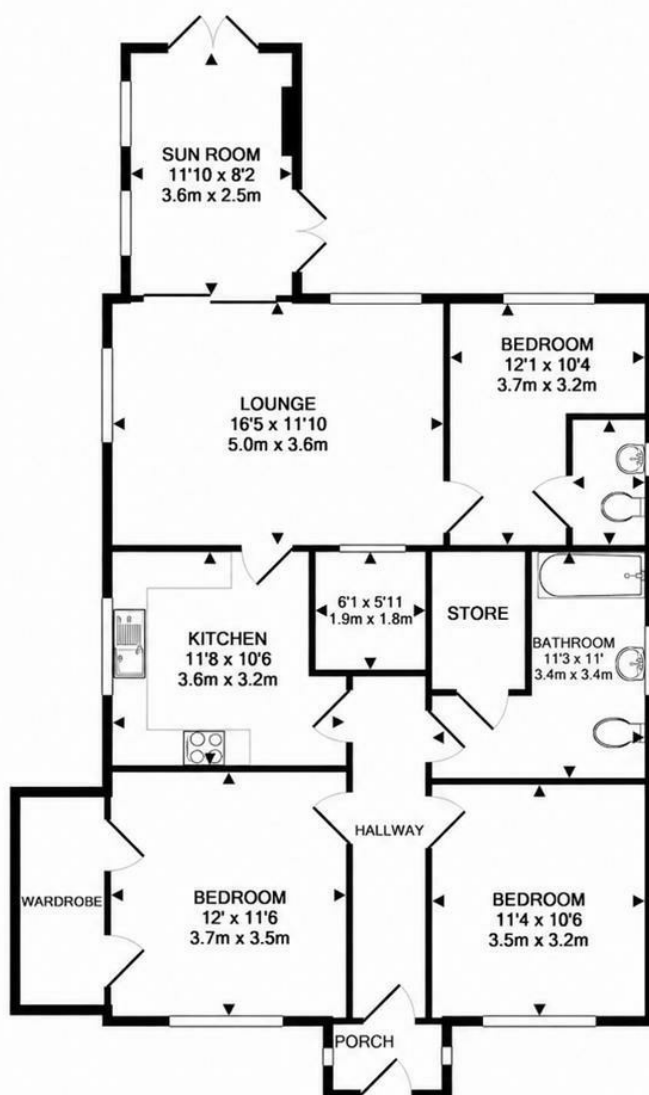
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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval



TOTAL APPROX. FLOOR AREA 1039 SQ.FT. (96.6 SQ.M.)

Floor Plan created by planstoetal.co.uk - Measurements are approximate. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		71
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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