

# Wingetts

More than just estate agents



**12 Buckingham Road, Wrexham, LL11 2RH**

**Offers In Excess Of £250,000**

An extended and spacious 3 bedroom semi detached bungalow featuring a lovely established rear garden enjoying a good degree of privacy located within the sought after area known as Garden Village with its good range of amenities and frequent bus service to Wrexham and Chester. The accommodation has the benefit of gas fired central heating and mostly Upvc double glazing and briefly comprises an enclosed entrance porch, hall with store cupboard, lounge, fitted kitchen with an open aspect to the dining room, enclosed side porch, spacious sitting room with patio doors opening to the conservatory that overlooks the rear garden, bedroom 1 with en-suite wet room, bedroom 2 with fitted wardrobes/store cupboards, bedroom 3 with wash basin and store cupboards, home office/dressing room and a family bathroom. Externally, a private drive leads to the car port alongside a lawned front garden with path to entrance door. A path continues to the sunny aspect rear garden with patio area, lawn, established flower beds and trees, store sheds and side views towards the Welsh hills.

NO CHAIN. Energy Rating - D (58)

## LOCATION

Located within the established area known as Garden Village approximately one mile from Wrexham city centre and enjoying a good range of convenient shopping facilities and social amenities together with excellent road links to the A483 bypass which allows for daily commuting to the major commercial and industrial centres of Chester, Wrexham and the North West. There is a regular public transport service that operates nearby to Wrexham and Chester and there are both primary and secondary schools within the catchment area. The picturesque Acton Park centred around its fishing lake is only a short distance away and is popular amongst walkers and dog owners.

## DIRECTIONS

From Wrexham city centre proceed along Chester Road for approx. ½ a mile taking the left turn into Sandway Road. Follow the road until it bears right into Buckingham Road and the bungalow will be observed on the left after approximately 200 yards.

## ACCOMMODATION

Upvc part glazed entrance door opening to:

## ENCLOSED PORCH

With upvc double glazed windows to side, wall light and part glazed door opening to:

## HALLWAY

With useful storage cupboard, radiator and ceiling hatch to roof space with pull-down loft ladder giving access to a good sized roof space.

## LOUNGE 15'8" x 10'2" (4.8m x 3.1m)

Upvc double glazed windows to front and side, radiator and living flame gas fire in surround.

## KITCHEN 18'8" x 8'10" max (5.7m x 2.7m max)

Fitted with a range of base and wall units with work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring gas hob with extractor hood above, double oven/grill, integrated fridge, integrated freezer, radiator and open aspect to:

## DINING ROOM 15'1" x 11'1" (4.6m x 3.4m)

Secondary glazed front window, radiator, fitted storage cupboard and part glazed door opening to:

## BEDROOM THREE 11'5" x 6'2" (3.5m x 1.9m)

Upvc double glazed window to rear, wash basin, fitted bed frame with storage cupboards below and further fitted storage cupboard.

## SIDE ENCLOSED PORCH

With upvc part glazed door opening to the driveway, tiled floor, upvc double glazed window and part glazed door to kitchen.

## INNER HALL

Walk-in storage cupboard and shelving.

## SITTING ROOM 14'1" x 10'9" (4.3m x 3.3m)

A spacious reception room with wall light points, radiator and double glazed sliding patio doors opening to:

## CONSERVATORY 8'2" x 7'2" (2.5m x 2.2m)

Enjoying a pleasant aspect through upvc double glazed windows on a brick plinth, radiator, electric sockets, tiled flooring and double glazed French doors opening to the rear garden.

## BEDROOM ONE 20'0" x 7'6" (6.1m x 2.3m)

Upvc double glazed window overlooking the rear garden, radiator, wall light points, fitted wardrobes and drawer units.

## EN-SUITE WET ROOM

Appointed with a low flush w.c, corner wash basin with vanity unit, shower area with electric shower unit, non-slip flooring, chrome heated towel rail, inset ceiling lighting, extractor fan and fully tiled walls.

## BEDROOM TWO 11'9" x 10'5" (3.6m x 3.2m)

Upvc double glazed window to front, fitted wardrobes, drawer units and over bed storage cupboard.

## OFFICE/DRESSING ROOM 9'10" x 9'10" (3m x 3m)

A versatile room with fitted storage cupboards, work surface areas and radiator. Connecting door to bedroom one and entrance hall.

## BATHROOM 6'2" x 5'2" (1.9m x 1.6m)

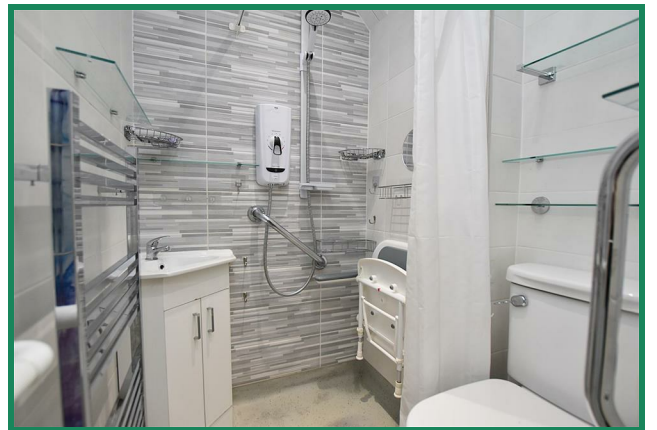
Appointed with a pedestal wash basin, low flush w.c, bath, fully tiled walls and extractor fan.

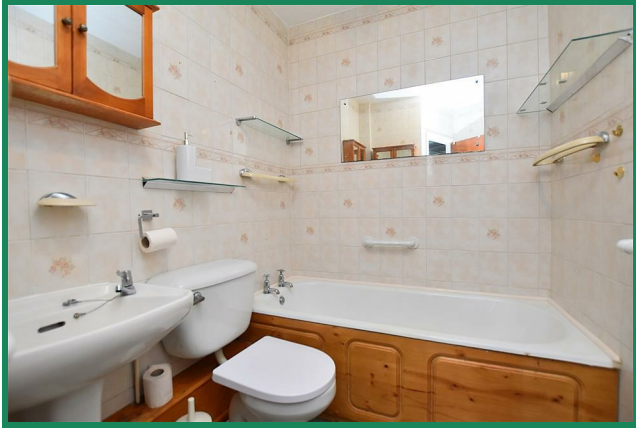
## OUTSIDE

The bungalow is approached along a private driveway with double metal gates opening to a carport. The front garden is mainly lawned and bordered by flowerbeds and a path leads to the entrance door. The path continues to the rear garden which enjoys a sunny aspect and provides a pleasant outdoor entertaining space for both adults and children and includes a paved patio bordered by low level brick garden wall, good sized lawn, established borders, privacy hedging, useful store sheds and mountain views to side.

## PLEASE NOTE

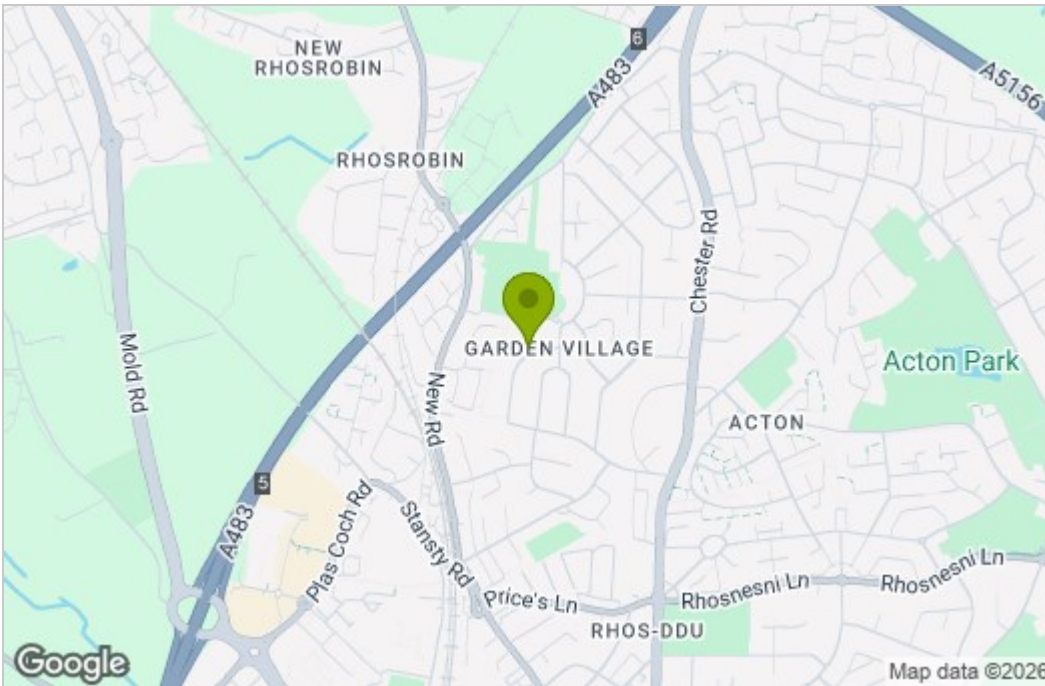
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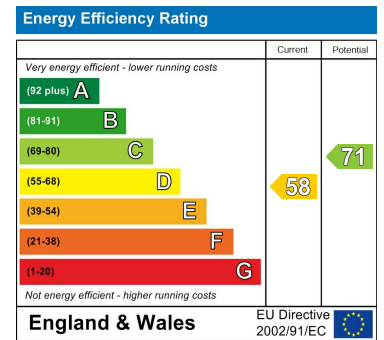


# Floor Plan

## Area Map



## Energy Efficiency Graph



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