



6 Leahurst Way , Bradley, LL11 4BZ

A 3 bedroom semi detached house with south facing rear garden located within this popular modern residential development on the fringe of the village of Bradley with a selection of convenient facilities including a train station at Gwersyllt. The accommodation briefly comprises a canopy porch, entrance hall with stairs to 1st floor, lounge with gas fire in surround, dining room with French doors leading to the rear garden, fitted kitchen with gas combination boiler and understairs cupboard off. The 1st floor landing gives access to the 3 bedrooms (2 doubles) and a bathroom with P-shaped shower bath. Externally a private drive provides parking for 2 cars, front mainly lawned garden and gated access to the rear garden which includes a full width decked patio and lawn beyond. Energy Rating - C (71)

Price £202,500

6 Leahurst Way

, Bradley, LL11 4BZ



2



C

- Semi detached house
- Canopy porch
- Dining room
- Bathroom
- Within popular development
- Hallway
- Fitted kitchen
- On fringe of the village
- Lounge
- Three bedrooms

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

14'0" x 11'8" (4.27 x 3.56)

DINING ROOM

11'0" x 9'5" (3.35 x 2.87)

KITCHEN

11'0" x 7'3" (3.35 x 2.21)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

10'9" x 10'2" (3.28 x 3.10)

BEDROOM TWO

12'7" x 8'4" (3.84 x 2.54)

BEDROOM THREE

8'7" x 6'9" (2.62 x 2.06)

BATHROOM

6'8" x 6'0" (2.03 x 1.83)

OUTSIDE

COUNCIL TAX BAND - D

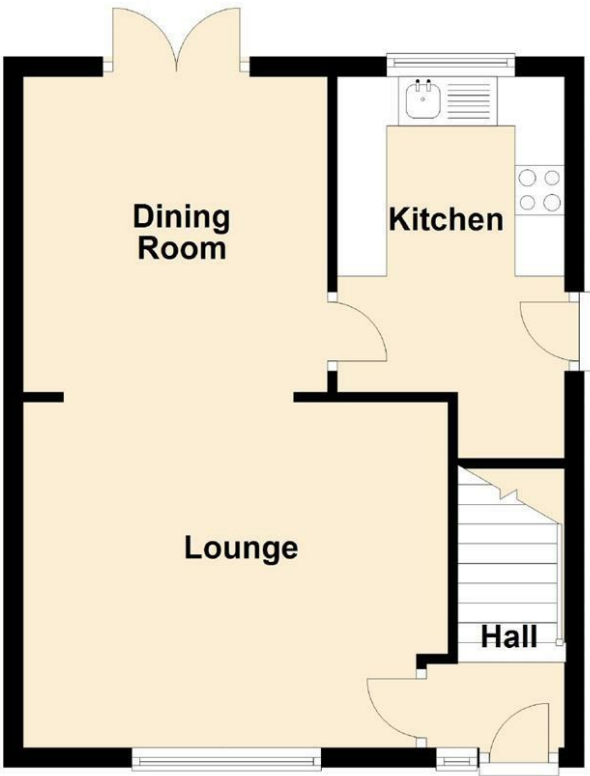
[Directions](#)



Floor Plan

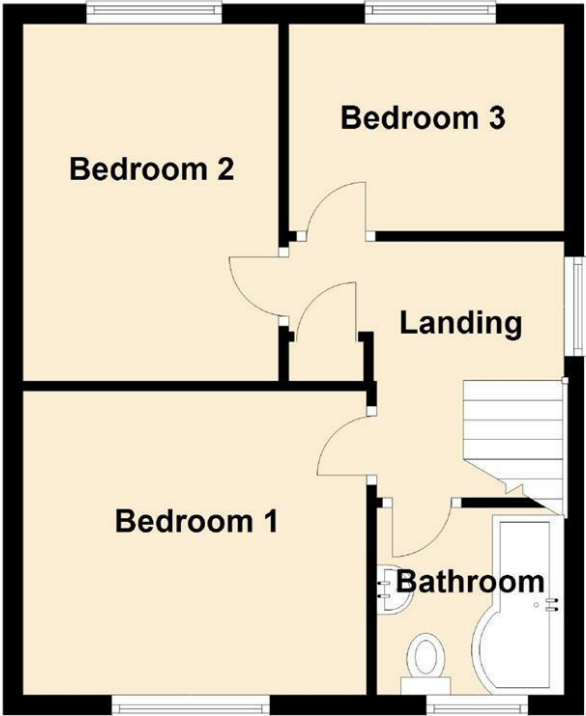
Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



First Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC