



9 Osborne Close, Wrexham, LL11 2HA

Price £220,000

A semi detached three bedroom bungalow with garage conveniently located on the outskirts of the city centre with excellent road links and amenities within close proximity. Having the benefit of gas fired central heating and upvc double glazing the accommodation briefly comprises an enclosed entrance porch, hall, lounge/diner, fitted kitchen, three bedrooms and a bathroom with shower over. To the outside, a concrete patterned drive providing ample parking leads to the garage alongside a front lawned garden. To the side and rear is a further garden area, patio and privacy hedging. No Chain. Energy Rating - D(62)

LOCATION

The bungalow is located within the popular area of Rhosddu which lies approximately ½ a mile from the city centre and benefits from a convenient store nearby, good road links to Plas Coch Retail Park and the A483 by pass that connects Wrexham with Chester and Oswestry. A fitness centre is in close proximity together with a bus service and both primary and secondary schools are within the catchment.

DIRECTIONS

From the city centre proceed along Rhosddu Road for approximately ½ a mile taking the right hand turn onto Osborne Road and 2nd left into Osborne Close with the bungalow being observed at the head of the cul de sac.

ACCOMMODATION

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With upvc double glazed window to side, tiled flooring and Upvc part glazed door opening to the:

HALLWAY

Radiator, ceiling hatch to roof space with pull-down loft ladder. Located within the attic space is the Worcester gas combination boiler.

LOUNGE 15'9 x 10'1 (4.80m x 3.07m)

3 Upvc double glazed windows providing a good degree of natural light and overlooking the front garden, tiled fireplace, gas fire and 2 radiators.

KITCHEN 10'3 x 8'6 (3.12m x 2.59m)

Fitted with a range of base and wall units with work surface areas incorporating a stainless-steel single drainer sink unit with mixer tap and upvc double glazed window above, fully tiled walls, gas cooker point, plumbing for washing machine, space for under counter fridge and upvc part glazed external door.

BEDROOM ONE 11'9 x 10'2 (3.58m x 3.10m)

Fitted wardrobes, over bed storage cupboards, dressing table, radiator and upvc double glazed window.

BEDROOM TWO 9'9 x 9'8 (2.97m x 2.95m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 8'1 x 5'3 (2.46m x 1.60m)

Upvc double glazed window to rear, radiator, fitted wardrobes and over bed storage cupboards.

BATHROOM 6'3 x 5'3 (1.91m x 1.60m)

Appointed with bath with electric shower over, shower screen, low flush w.c, pedestal wash basin, fully tiled walls, tiled flooring, radiator and upvc double glazed window.

OUTSIDE

The property is approached along a concrete pattern driveway which leads to:

GARAGE 16'5 x 11'8 (5.00m x 3.56m)

Having metal up and over door.

GARDENS

The front garden is mainly laid to lawn and this continues to a side and rear garden which includes flowerbeds.

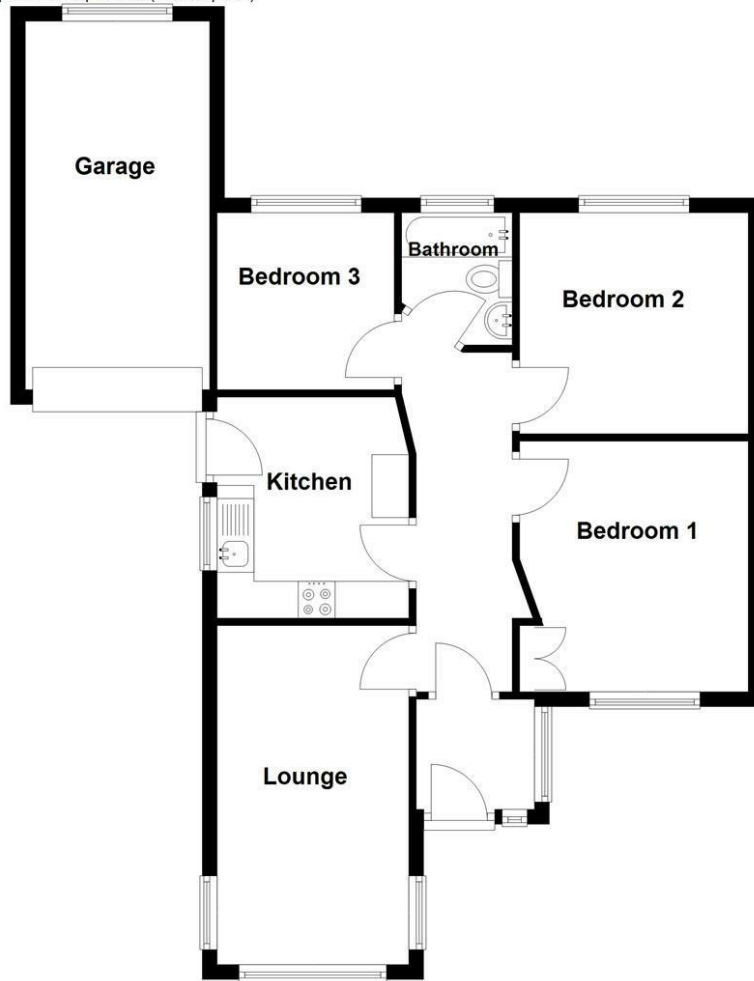
PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

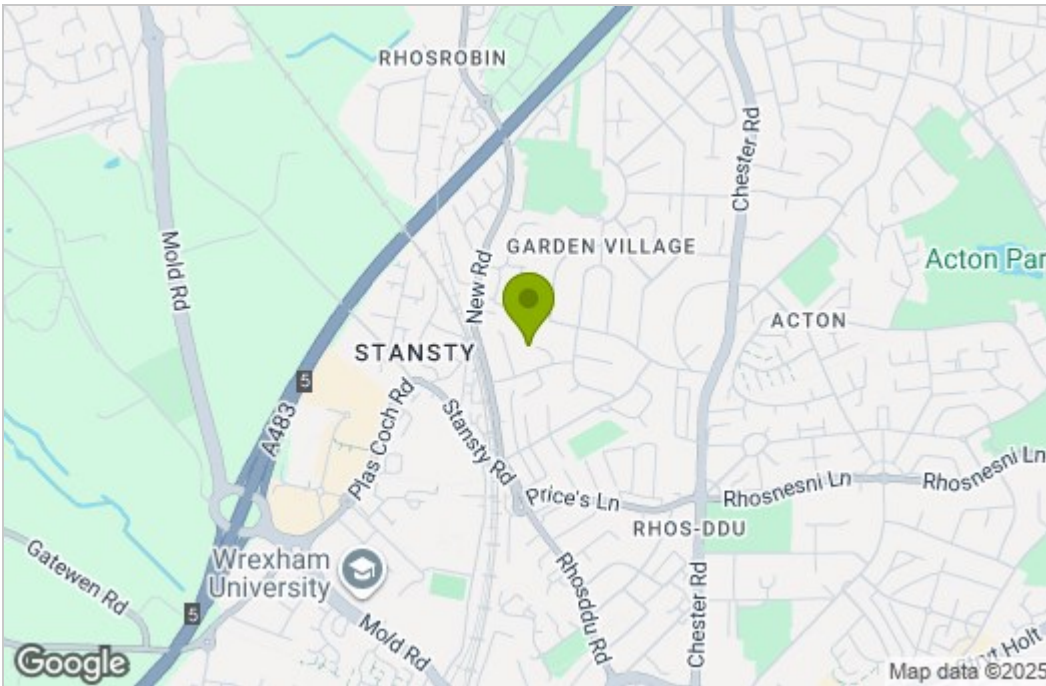


Floor Plan

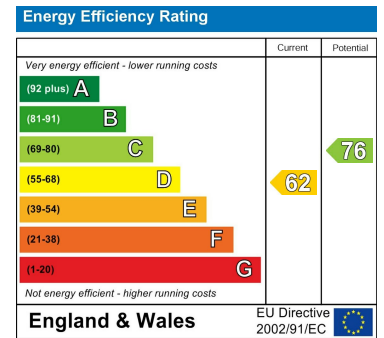
Ground Floor
Approx. 71.9 sq. metres (773.9 sq. feet)



Area Map



Energy Efficiency Graph



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.