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4 Osborne Road, Wrexham, LL11 2EY

Offers In Excess Of £200,000

A spacious 2 bedroom semi detached bungalow with good sized garage conveniently located in Rhosddu with a range of amenities, bus service and good road links to the city centre, Chester and Shropshire. Having the benefit of gas fired central heating via a combination boiler and Upvc double glazing, the accommodation briefly comprises an open fronted porch, composite entrance door opening to the hall, lounge with French doors leading to the conservatory with radiator allowing for all year round use, fitted kitchen, 2 bedrooms, 1 with fitted wardrobes, and a modern shower room. The attic has been partly converted with 3 Velux roof lights windows, side window and additional insulation. A gated driveway provides parking for 3 cars and continues to the detached garage with hinged doors. The front garden includes an Indian Stoned paved central patio bordered by rose beds and a low level brick boundary wall. The sunny aspect and private rear garden has been designed for low maintenance with paved patio area enclosed within timber fencing. Energy Rating - C72

LOCATION
Conveniently located within the popular area of Rhosddu which lies approximately ½ a mile from the city centre and benefits from a local 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 the bungalow will be observed on the left.

ACCOMMODATION
Open fronted porch with tiled flooring and part glazed composite door opening to:

HALLWAY
Having white woodgrain effect doors off to all rooms, radiator, tiled flooring, inset ceiling spotlights and ceiling hatch to roof space with pull-down loft ladder giving access to:

PART CONVERTED ATTIC SPACE 21'3" x 20'8" (6.5m x 6.3m)
With three Velux roof light windows, upvc double glazed window to side, lighting, power and gas combination boiler.

LOUNGE 13'9" x 12'9" (4.2m x 3.9m)
A good sized reception room with radiator and upvc double glazed French doors opening to:

CONSERVATORY 17'0" x 8'10" (5.2m x 2.7m)
Enjoying a pleasant aspect overlooking the rear garden with upvc double glazed windows on a brick plinth, radiator, upvc double glazed French doors, wall light point and PVC double glazed door leading to:

KITCHEN 10'5" x 7'6" (3.2m x 2.3m)
Accessed from both the lounge and conservatory and being 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, glass fronted display cabinet, slot-in electric cooker, plumbing for washing machine, space for fridge freezer, part tiled walls and tiled flooring.

BEDROOM ONE 13'9" x 9'10" (4.2m x 3m)
Fitted floor to ceiling six door wardrobes, upvc double glazed window to front and radiator.

BEDROOM TWO 8'2" x 7'6" (2.5m x 2.3m)
Upvc double glazed window, radiator and built-in storage cupboard.

SHOWER ROOM
Appointed with a modern suite of low flush w.c, rectangular wash basin with black fittings set within a grey vanity unit, good sized shower with black electric shower unit, Drench style shower head and splash screen, easy clean wall panels, inset ceiling spotlights and tiled flooring.

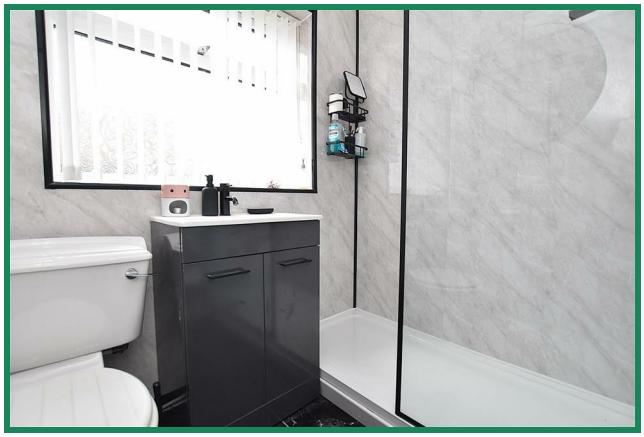
OUTSIDE
A gated driveway provides parking for three cars and leads to:

GARAGE 18'4" x 14'9" (5.6m x 4.5m)
Having double hinged doors to front, lighting, power sockets and PVC side door to rear garden.

GARDENS
To the front of the property is an Indian stone paved circular patio area bordering rose beds, privet hedging and low level brick privacy wall. To the rear of the property is a private and sunny aspect courtyard style garden with Indian stone paved patio and timber fencing.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).









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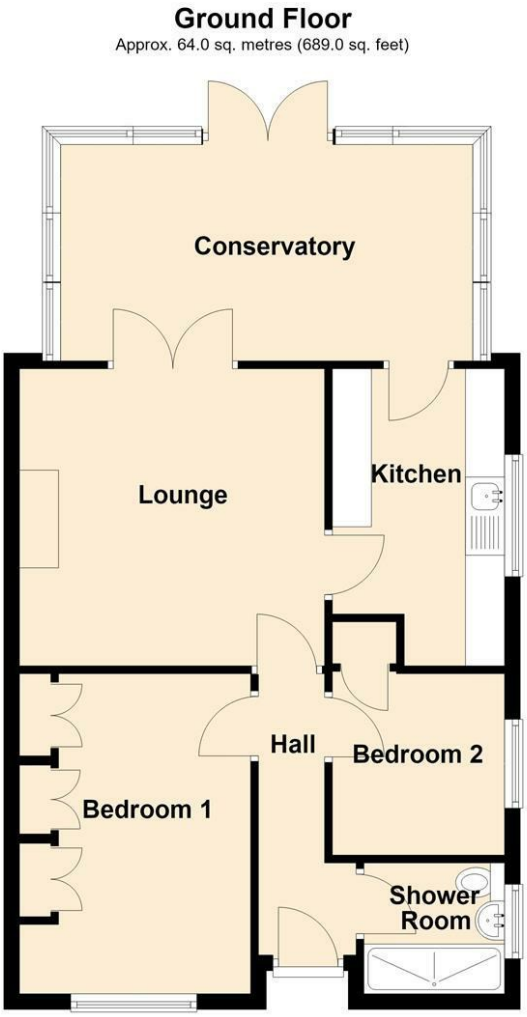
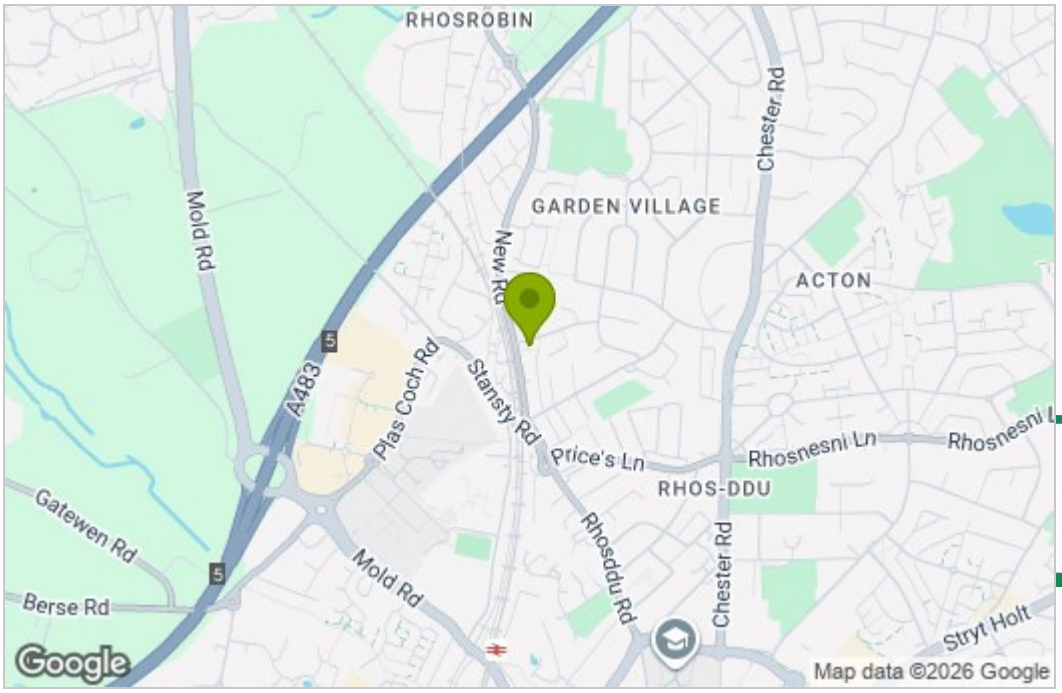
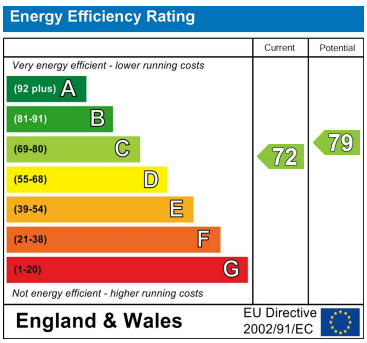
Floor Plan



Area Map



Energy Efficiency Graph



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