



9 Broughton Heights, Wrexham, LL11 6BX
Price £175,000

A well presented 2 double bedroom semi detached house with driveway and private sunny aspect rear garden located on this popular residential development within the village of Pentre Broughton having a range of amenities, primary school and good road links to Wrexham and beyond. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises a grey composite entrance door opening to the hall with attractive wood effect flooring and stairs to 1st floor landing with store cupboard below, cloaks/w.c., lounge with French doors opening to the rear garden and wood effect flooring, fitted kitchen/diner with an open aspect to the lounge. The 1st floor landing connects the 2 double bedrooms with bedroom 1 having an ensuite shower room. The bathroom features a corner bath. Externally, a private driveway for 2 cars is situated alongside the house with gravelled front garden and path to entrance door. A side gate opens into the rear garden which features a Indian stone paved patio for outdoor entertaining and BBQ's, lawned area, garden shed and a raised seating area to enjoy the sunny aspect. No Chain. EPC RATING - C(73)

LOCATION

This well presented home is located within the Broughton Heights development approximately 3 miles of Wrexham City centre and offers a small range of convenient facilities and amenities together with the picturesque Moss Valley Country Park within easy reach and its 9 hole golf course. There is a public transport service that operates within the area together with a local primary school. There are good road links providing access to the A483 bypass which links Wrexham, Chester and Oswestry.

DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the University and Football ground on the right. At the roundabout, take the 1st exit onto Berse Road. Take the 2nd exit at the next roundabout, under the bridge and next right past Rhyd Broughton Vets. Continue for a further 1 ½ mile up the hill and take the right turn into Broughton Heights and the property will be observed on the left after a short distance.

ACCOMMODATION

Canopy porch with grey composite entrance door opening to the hall.

HALL

A welcoming hall with staircase rising to 1st floor landing with store cupboard below, wood effect flooring, radiator and white panel internal doors off.

CLOAKS/W.C.

Appointed with a 2 piece white suite of low flush w.c., wash basin with mixer tap, radiator, tiled floor and Upvc double glazed window.

LOUNGE 14'9 x 10'6 (4.50m x 3.20m)

Upvc double glazed French doors opening to the rear garden, radiator, Upvc double glazed window, wood effect flooring, wall mounted electric fire with timber mantel above, coving to ceiling and an open aspect to the kitchen.

KITCHEN/DINER 14'9 x 10'6 (4.50m x 3.20m)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a stainless steel sink unit, integrated oven/grill, 4 ring gas hob with pull out extractor hood above, Upvc double glazed window, internal door to hall, Worcester gas combination boiler, plumbing for washing machine, space for fridge freezer, tiled floor, part tiled walls, radiator, Upvc part glazed external door and an open aspect to the lounge.

1ST FLOOR

Approached via the staircase from the entrance hall to landing with white panelled internal doors off.

BEDROOM 1 11'5 x 9'6 (3.48m x 2.90m)

Upvc double glazed window to front, radiator and

internal door to en-suite shower room. Shower enclosure with electric shower unit, wash basin with mixer tap in vanity cupboard, part tiled walls and extractor.

BEDROOM 2 14'9 x 8'7 (4.50m x 2.62m)

A good sized 2nd bedroom with 2 Upvc double glazed windows to rear, ceiling hatch to roof space and radiator.

BATHROOM 8'1 x 6'2 (2.46m x 1.88m)

Appointed with a white suite of low flush w.c., pedestal wash basin, corner bath with mixer tap and hand held shower take off, part tiled walls, Upvc double glazed window, radiator, extractor fan. and shaver socket.

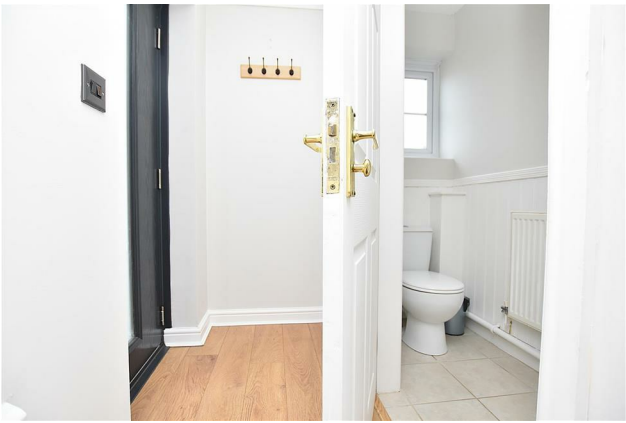
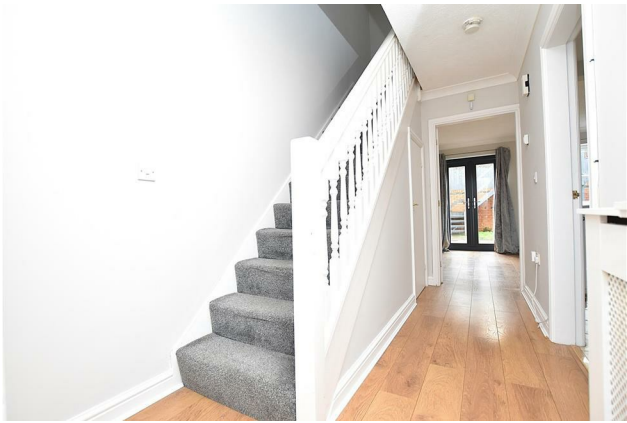
OUTSIDE

The property is approached via a private driveway for 2 cars and path with decorative gravel alongside leads to the entrance door. Gated side access to the rear garden which enjoys a sunny aspect and provides an excellent outdoor entertaining space with an Indian Stone paved patio, lawn, garden shed, and raised patio with additional seating area all of which is enclosed.

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.

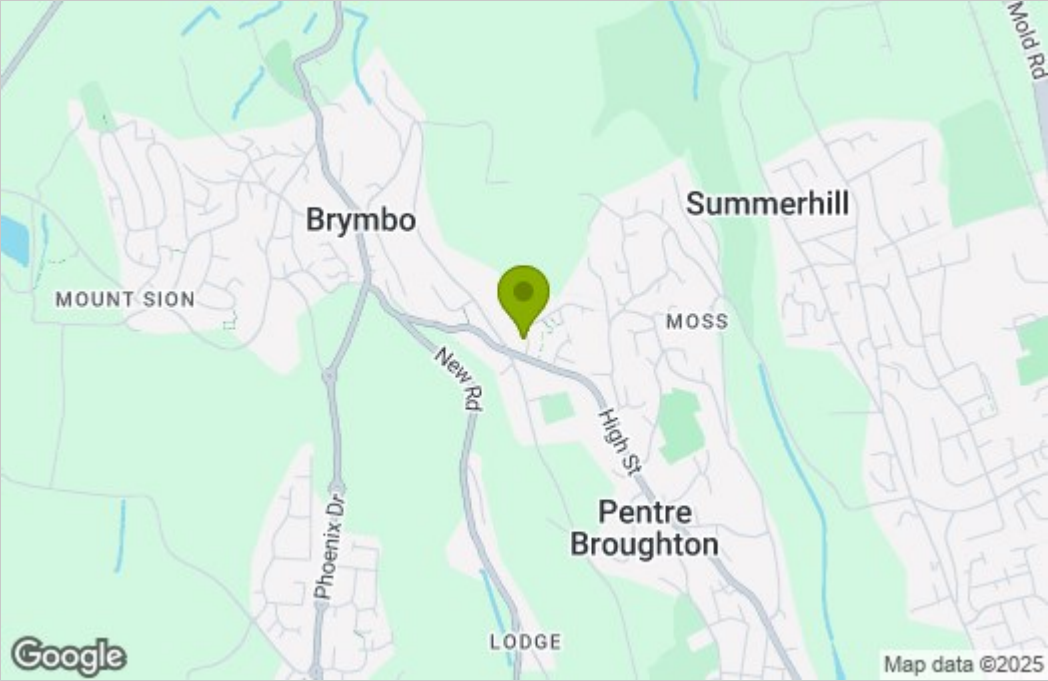




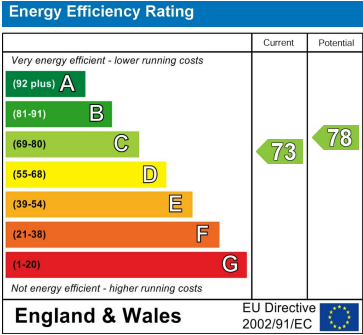
Floor Plan



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