Wingetts

More than just estate agents

41 Beech Avenue, Bradley, Wrexham, LL11 4DG

Price £250,000

A well presented 2 double bedroom detached bungalow situated on a corner plot with drive, detached garage and sunny aspect rear garden located with the popular village of Bradley with its range of convenient amenities and nearby picturesque Alyn Waters Country Park. The bungalow has the benefit of gas fired central heating and Upvc double glazing and briefly comprises a Upvc part glazed entrance door opening to the hall with storage cupboards including an airing cupboard and Worcester gas combination boiler. A large window provides an excellent degree of natural light into the living room and features a gas fire in surround. The kitchen breakfast room is appointed with an oak fronted range of base and wall cupboards complimented by work surface areas and built in store. The 2 double bedrooms overlook the rear garden and bedroom 2 includes fitted wardrobes and shelving. Modern fully tiled shower room includes a low flush w.c. wash basin in vanity unit and shower enclosure. To the outside, a private drive leads to the detached garage. The front and side gardens have been landscaped with pathways meandering through well stocked flower beds. The private rear garden has been designed for low maintenance and is mainly paved. NO CHAIN. Energy Rating - D (66)

LOCATION
The village of Bradley is situated approximately 3 miles from Wrexham and enjoys a range of convenient amenities and facilities together with excellent road links to Wrexham, Chester and the North Wales Coast allowing for daily commuting to the Commercial Centres of the region. The surrounding villages offer a wider range of amenities including the picturesque Alyn Waters Country Park which is enjoyed by walkers and dog owners, Schools, supermarkets, Doctors and Dentists.

DIRECTIONS
Proceed from Wrexham along Rhosddu Road into New Road and continue for approx 3 miles passing the turning for Rhosrobin and Gwersyllt. Take the next left by the Toyota Car Dealership and after approx 50 yards turn right onto Beech Avenue and the bungalow will be observed on the left just after the turning for Cherry Tree Road.

ACCOMMODATION
Upvc part glazed entrance door with matching side window leading to:

HALLWAY
Having wood effect vinyl flooring, radiator, coving to ceiling, storage cupboard housing the Worcester gas combination boiler and a separate two door airing cupboard, ceiling spotlights and ceiling hatch to roof space.

LOUNGE 17'0" x 11'1" (5.2m x 3.4m)
A good sized reception room enjoying an excellent degree of natural light through a upvc double glazed window to front, living flame gas fire set within surround, coving to ceiling and radiator.

KITCHEN/BREAKFAST ROOM 10'5" x 7'2" (3.2m x 2.2m)
Appointed with an oak fronted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, gas cooker point with filter hood above, plumbing for washing machine, space for fridge freezer, radiator, part tiled walls, built-in storage cupboard and upvc part glazed external door.

BEDROOM ONE 12'9" x 11'1" (3.9m x 3.4m)
Upvc double glazed window overlooking the rear garden and radiator.

BEDROOM TWO 10'5" x 9'10" (3.2m x 3m)
Upvc double glazed window to rear, radiator and fitted wardrobes with shelving.

SHOWER ROOM
Appointed with a low flush w.c, wash basin set within vanity unit, shower enclosure with electric shower unit, fully tiled walls, upvc double glazed window, chrome heated towel rail and inset ceiling spotlights.

OUTSIDE
The bungalow is approached via a paved path off Beech Avenue which leads alongside front and side gardens with a variety of well stocked flowerbeds and pathway. To the side of the bungalow is a private tarmacadam driveway which leads to:

BRICK BUILT DETACHED GARAGE 19'4" x 7'2" (5.9m x 2.2m)
Fitted with a Horman up and over door, upvc double glazed side personal door, lighting and power.

GARDENS
The enclosed rear garden enjoys a good degree of privacy together with a sunny aspect and is mainly paved for low maintenance.

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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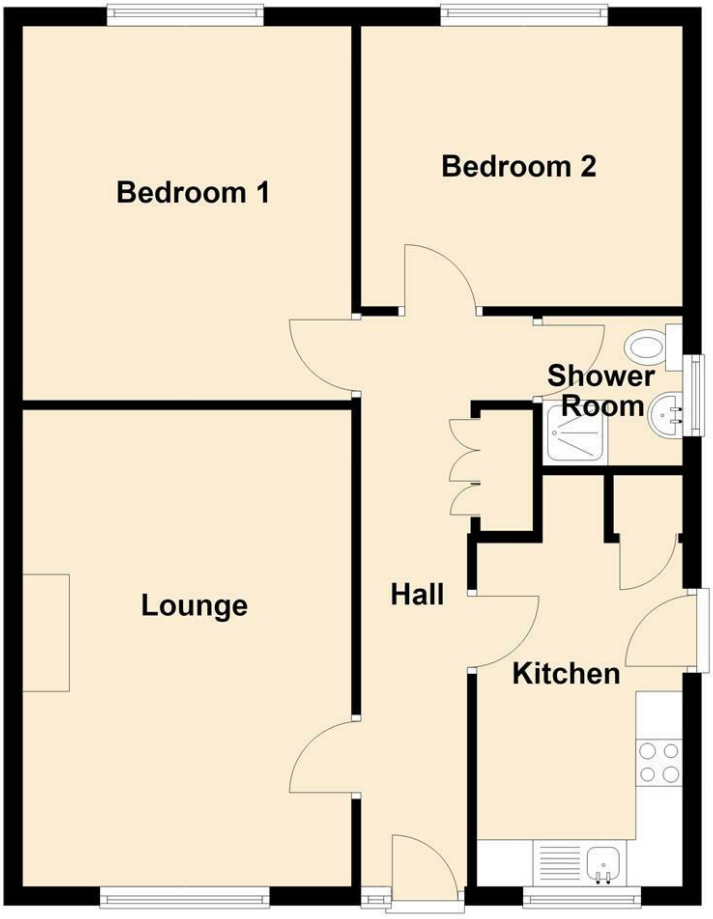
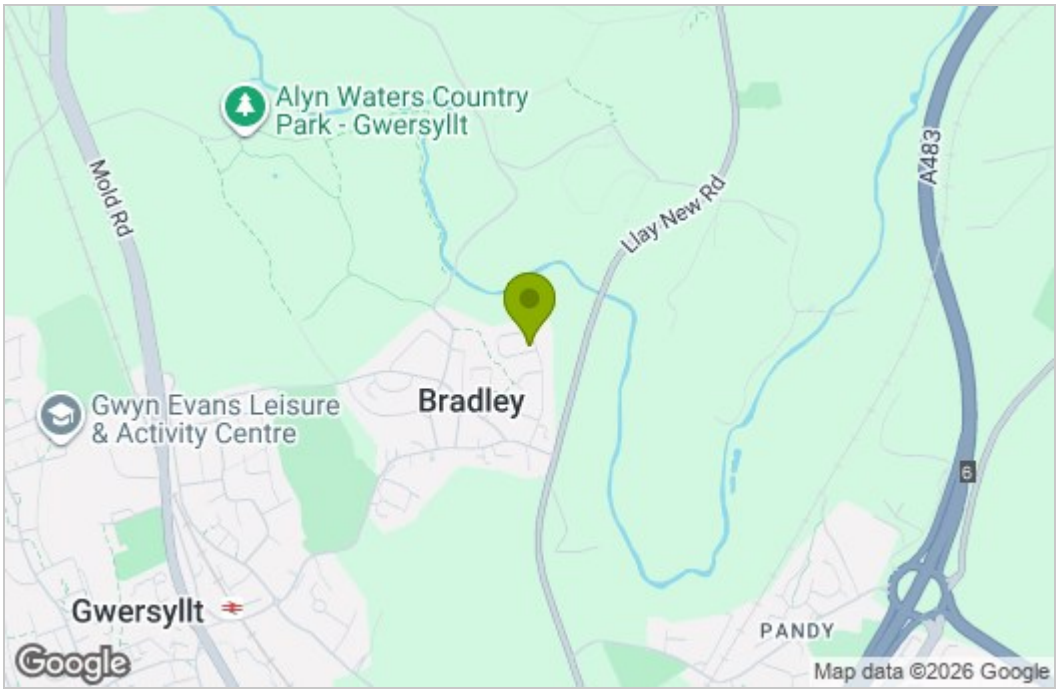
Floor Plan

Ground Floor

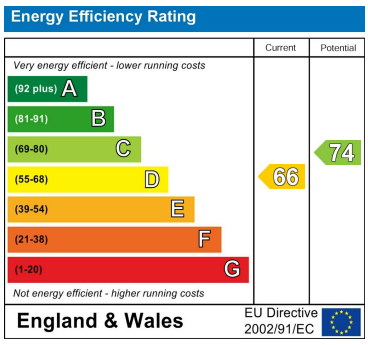
Approx. 64.8 sq. metres (697.7 sq. feet)



Area Map



Energy Efficiency Graph



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