

BOWEN

PROPERTY SINCE 1862



Offers in the region of £170,000

11 Alder Close, Bradley,
Wrexham LL11 4BJ

🏠 3 Bedrooms

🚿 1 Bathroom

11 Alder Close, Bradley, Wrexham LL11 4BJ



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General Remarks

This semi-detached chalet style house occupies a fan-shaped plot widening to the rear with a southerly facing garden. The accommodation, which would benefit from some upgrading, comprises a canopy porch; entrance hall; through lounge diner with suspended bow window at the front and sliding patio doors at the rear; kitchen; landing; three bedrooms and a shower room. Central heating is effected by a "Worcester" gas combi boiler and PVCu double glazing with matching fascias is installed. Outside a side drive leads to a detached brick built DOUBLE GARAGE with attached WORKSHOP and timber SUMMERHOUSE. At present overgrown side and southerly facing rear gardens. EPC Rating – 67|D.

Location: The property stands within the popular residential district known as "Old Mill". It is situated on the fringe of the village just off the B5425 Wrexham (2 miles) to Llay Road and is only a mile away from Gresford roundabout, from where the A483 dual carriageway leads to Chester (12 miles) and the motorway network. The village provides a range of amenities including a General Store and both Welsh and English speaking Primary Schools. There is a neighbourhood shopping parade and Lidl Supermarket in Gwersyllt at a distance of about a mile.

Constructed of brick-faced external cavity walls beneath a tiled roof interrupted by flat roofed dormer windows to both front and rear elevations.

Accommodation

Entrance Hall: 5' 11" x 5' 5" (1.80m x 1.65m)

Approached through a PVCu framed door with adjoining double glazed side reveals. Oak finished flooring. Built-in cupboard. Single power point. Staircase leading off.

Through Lounge Diner: viz:

Lounge: 13' 8" x 13' 3" (4.16m x 4.04m) maximum.

Open living flame coal-effect gas fire to a painted fireplace surround. Suspended bow window. Understairs storage cupboard accommodating the "Worcester" combination gas fired central heating boiler. Central heating thermostat. Opening to:

Dining Area: 10' 6" x 8' 4" (3.20m x 2.54m) Sliding aluminium framed patio doors to the rear garden. Radiator.

Kitchen: 10' 0" x 8' 0" (3.05m x 2.44m) Fitted with painted timber-fronted units with appliances. Aluminium framed external door and two PVCu framed double glazed windows. Built-in PANTRY.

On The First Floor:

Landing: 6' 7" x 6' 7" (2.01m x 2.01m) Drop-down ladder to ATTIC.

Bedroom 1: 13' 4" x 9' 10" (4.06m x 2.99m) including a range of mirror-fronted wardrobes. Radiator.

Bedroom 2: 9' 11" x 9' 11" (3.02m x 3.02m) including corner linen cupboard with radiator. Radiator.

Bedroom 3: 9' 10" x 6' 7" (2.99m x 2.01m) including a built-in cupboard over the stairs. Radiator.

Shower Room: 6' 6" x 5' 4" (1.98m x 1.62m) Fitted three piece white suite comprising a semi-recessed wash hand basin and w.c. with concealed cistern. Quadrant shower tray with screen enclosure and "Triton" electric shower. Fully tiled walls. Radiator.



Outside: A detached concreted drive leads to a detached brick built DOUBLE GARAGE 17'3" x 17' (5.25m x 5.18m) fitted with an electric roller shutter door, inspection pit and side WORKSHOP 10'6" x 5'8" (3.20m x 1.72m). Timber constructed SUMMERHOUSE. At present uncultivated gardens to the side and southerly facing rear.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas fired boiler situated in the understairs storage cupboard.

Tenure: Freehold. Vacant Possession on Completion.

Note: The floor and window coverings are to be included at the sale price.

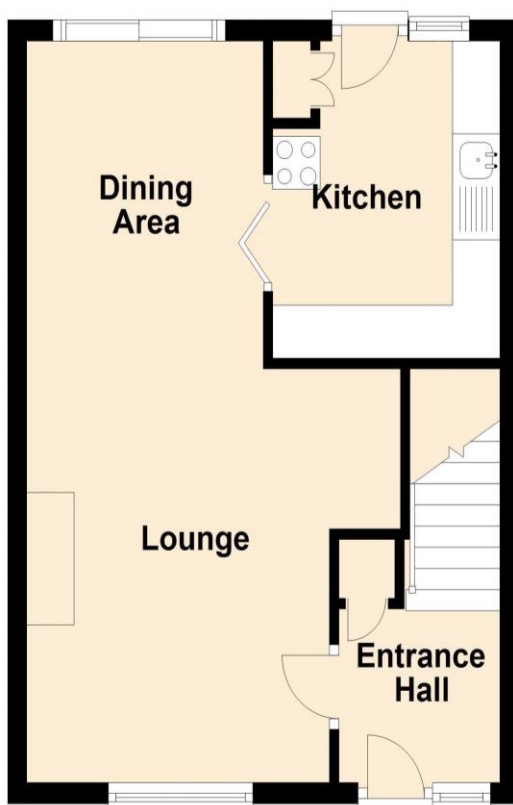
Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "D".

Directions: For satellite navigation use the post code LL11 4BJ. Leave Wrexham on the B5425 Llay New Road. On entering Bradley turn left onto Glanllyn Road immediately after Lindops Toyota Garage. Turn second right into Chestnut Road. Follow the road to its end at which turn left into Alder Close. Follow the road to the head of the cul-de-sac and No. 11 will be seen in the right-hand corner.

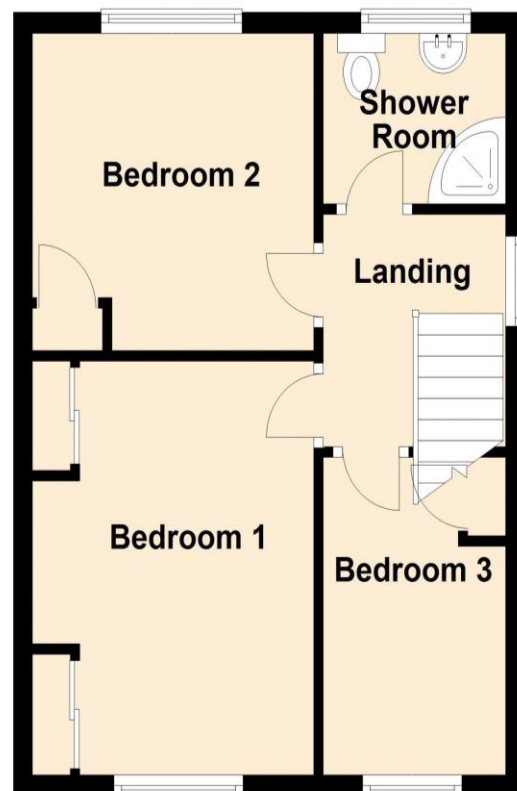
Ground Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



First Floor

Approx. 35.0 sq. metres (376.8 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.