

BOWEN

PROPERTY SINCE 1862



Asking Price £180,000

52 Oak Drive, Wrexham LL12 7HL

🏠 4 Bedrooms

🚿 1 Bathroom

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General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this four bedroom semi-detached house is located in a popular residential area only a short distance from the city centre. The property offers excellent potential for the new owner to really put their own stamp on the living accommodation and one of the bedrooms could be converted into an upstairs bathroom. With double glazed windows and a combination boiler, the property internally comprises an entrance hallway, downstairs w.c., living room, kitchen, downstairs bathroom, landing and four bedrooms. Viewing advised.



Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation and to the rear elevation. PVCu double glazed window to the side elevation. Wood-effect flooring. Radiator. Understairs storage cupboard.

Downstairs WC: PVCu double glazed window to the side elevation. Low level w.c. Wall tiling.

Living Room: 15' 9" x 11' 11" (4.81m x 3.64m) PVCu double glazed window to the front elevation. Radiator. Brick fire surround. Picture rail.

Kitchen: 10' 5" x 9' 5" (3.18m x 2.88m) Two PVCu double glazed windows to the rear elevation. Wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit with mixer tap. Electric point for cooker. Plumbing for washing machine. Space for fridge freezer. Wall tiling. Tiled floor. Radiator.

Bathroom: PVCu double glazed window to the rear elevation. Two piece white suite comprising a panelled

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Your home may be repossessed if you do not keep up repayments on your mortgage

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.

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bath with shower over and pedestal wash hand basin.
Wall tiling. Tiled floor.

On The First Floor:

Landing: PVCu double glazed window to the side elevation. Attic hatch. Radiator.

Bedroom 1: 12' 10" x 12' 0" (3.90m x 3.65m) Two PVCu double glazed windows to the front elevation. Radiator.

Bedroom 2: 10' 5" x 9' 7" (3.18m x 2.93m) PVCu double glazed window to the rear elevation. Radiator. Cupboard housing a "Main" combination boiler.

Bedroom 3: 9' 3" x 8' 11" (2.81m x 2.72m) PVCu double glazed window to the front elevation. Radiator. Storage cupboard.

Bedroom 4: 11' 4" x 6' 4" (3.46m x 1.94m) maximum. PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring.

Outside: Externally there is a lawned garden to the front of the property together with a driveway which provides Off-Road Parking. The rear garden combines a paved Patio with a further lawned section.

Services: All mains services are connected subject to statutory regulations. The central heating is a





conventional radiator system effected by the wall mounted "Main" gas-fired combination boiler located in a cupboard in the Bedroom 2.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 72|C.

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

Directions: Leave the city centre on Chester Road and at the roundabout at the bottom of Rhosnesni Lane take the third exit on Cilcen Grove. Cilcen Grove proceeds into Oak Drive and the property will be observed set back from the road by the lay-by on the left-hand side of the road.



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