



**77 Derby Road,  
Wrexham**  
**OFFERS OVER**  
**£220,000**

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This modern detached dormer style bungalow which has just been decorated and re-carpeted throughout leaving an immaculate ready to move into property. The property has a long driveway with plenty of parking with a private and enclosed garden with views towards Hope mountain. The accommodation which is neutral throughout which comprises, entrance hall, living room to the rear with French doors onto the rear garden, breakfast kitchen with a modern range of fitted units, ground floor bedroom/dining room, main bathroom with a modern white suite. To the first floor there are two further bedrooms with "Velux" windows and a further w/c. The property is warmed by gas central heating and has double glazed windows and is offered for sale with no ongoing chain. Viewing advised to appreciate this well located, beautifully maintained detached home.

#### ENTRANCE HALL

Upvc double glazed entrance door, meter cupboard, stairs off, deep under stairs storage cupboard.

#### LIVING ROOM

13' 7" x 10' 6" (4.14m x 3.2m) Wall mounted pebble effect curved electric fire, Upvc double glazed French doors onto the rear garden.

#### BREAKFAST KITCHEN







13' 10 max reducing to 9'8" x 7' 2" (4.22m x 2.18m)  
Extensively fitted range of cream laminate finished wall, floor and drawer units with an inset 1½ stainless steel sink and drainer with a mixer tap and tiled splashbacks, stainless steel edged "Baumatic" electric oven, gas hob with a glass and stainless steel extractor over, plumbing for a washing machine, ceramic tiled flooring.

#### **BEDROOM ONE/DINING ROOM**

12' 8" x 8' 8" (3.86m x 2.64m)

#### **BATHROOM**

7' 2" x 5' 6" (2.18m x 1.68m) Three piece white suite with a panelled bath with a glazed shower screen and chrome effect mixer tap and shower attachment, pedestal wash hand basin, low level w/c, ceramic tiled flooring, extensively tiled walls, shaver point.

#### **FIRST FLOOR**

#### **LANDING**

Double glazed "Velux" window with fine views.

#### **BEDROOM TWO**

15' 0" x 10' 9" (4.57m x 3.28m) Some restricted headroom, two double glazed "Velux" windows.

#### **BEDROOM THREE**

15' 0" x 7' 9" (4.57m x 2.36m) Two double glazed "Velux" windows, with some restricted headroom.

#### **FIRST FLOOR W/C**

White suite with a low level w/c, pedestal hand basin, ceramic tiled flooring, extractor.

#### **OUTSIDE**

The property benefits from a walled and lawned front garden with a long driveway to the front and side which offers plenty of parking with timber gated access from either side of the property to the rear garden.

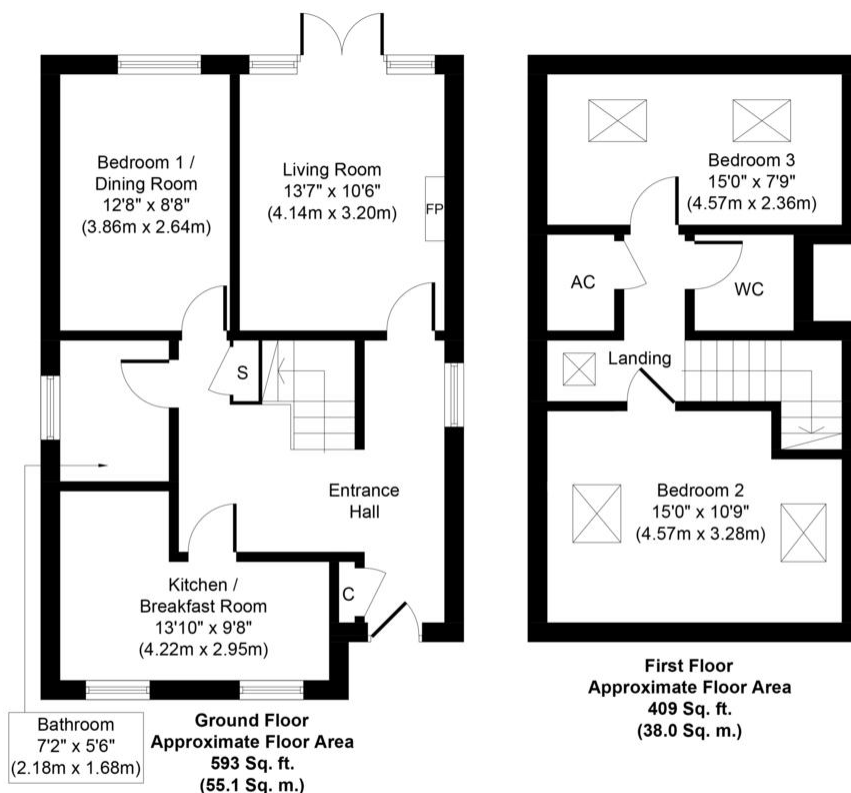
#### **REAR GARDEN**

The rear garden is particularly private mainly laid to lawn whilst being well enclosed.

#### **TENURE**

The property is understood to be freehold.

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