



## 23 Berse Road Wrexham, Wrexham LL11 2BH

If you are looking for a large classic three bed family home but hate the idea of a house that looks like everyone else's, with real character & the space that comes with homes built in the 1930s, then you owe it to yourself to give this a closer look....because this really is the perfect NewHome4U

- LARGE THREE BED FAMILY HOME
- EXTENDED KITCHEN / BREAKFAST ROOM
- LARGE BEDROOMS
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- REFURBISHED WITH REAL CHARACTER
- HANDY DOWNSTAIRS CLOAKROOM
- ATTRACTIVE FAMILY BATHROOM
- LARGE LOUNGE & SEPARATE DINING ROOM
- \*\*\* CHAIN FREE \*\*\*
- MAINTENANCE FREE REAR GARDEN

**Offers in excess of £210,000**



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\*\* Have you got a place to sell? Talk to New Home 4U, which is an 'Award Winning' Estate Agent for 'Exceptional Sales' for the past 2 years that puts us in the TOP 3% of Estate Agents in the UK, backed by Rightmove and The Property Academy \*\*

Do you like the photos? Then maybe you would like to view this home? One of the best things about New Home 4U is, we OPEN 7 DAYS a WEEK and are physically in the office just so that you can view, "like no other estate agent in Flintshire".

On the outskirts of Wrexham we find this rather remarkable home, offering more space than initially seems feasible and with masses of off road parking, in spite of its central location. This location can appear a double edged sword as it is positioned on the main inner ring road adjacent to B&Q but against this we must weigh the convenience it brings, with the huge Sainsbury's and various other mega-stores being within walking distance, so if driving is something you don't like, this home is ideal.

Also, with the massive build quality common in homes from this era and modern double glazing, any road noise is stopped in its tracks making this the haven of peace we all crave.

Approaching the home through the wide gateway to the front 'garden' we find an area of golden gravel with enough space to easily contain several cars. To the front elevation where the traditional Ruabon brick is visible beneath the rendered upper storey are bay windows to the lounge and main bedroom respectively.

Stepping through the front door it becomes apparent that the first section of the inner hall has been formed by the bricking in of the original porch and here we see an attractively tiled ceramic floor, which is eminently practical.

Beyond these tiles, the home reveals its individuality in the shape of the painted brick flooring which, while sounding absurd looks lovely and remains indestructible. However should it not be to your taste, it presents an ideal surface to accept a wood laminate alternative.

To the right is the lounge, where the bay window overlooks the front garden and where the unusual floor gives way to solid wood planking. Background warmth is provided by the living flame gas fire resplendent in its grey painted wooden surround.

Moving further to the rear we come to the downstairs cloakroom, containing a modern unitary hand basin with storage beneath, a lavatory and, separated by a half wall, space for coats and shoes and which also houses the gas combi central heating boiler. Opposite here we come into what was originally the rear sitting room but has been transformed into a splendid dining room with a huge raw brick fireplace simply begging for a wood burner to be installed.

The rear wall of the dining room has been almost completely removed, making this part of the huge and very impressive kitchen. This continues the raw brick theme from the dining room but, being all painted white gives a clean and modern look while losing nothing of the inherent character. This character is typified by the huge chimney breast, again in raw brick, that with its arched top makes you think of Italian wood fired pizza ovens and gives a delightful rustic atmosphere. The remainder of the large room is lined with units and accompanying work surfaces with spaces for all the expected labour saving hardware. Another door opens back into the hallway while a second reveals an outer lobby which should you so choose, could provide the perfect utility room and gives access via the side of the home to the maintenance free rear garden area.

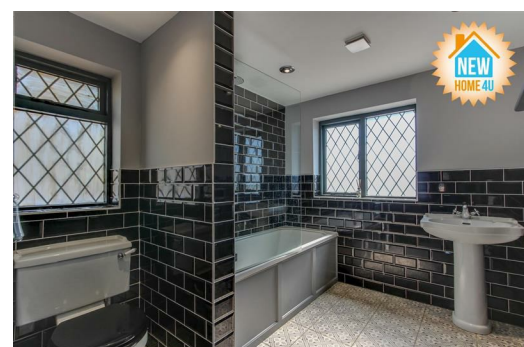
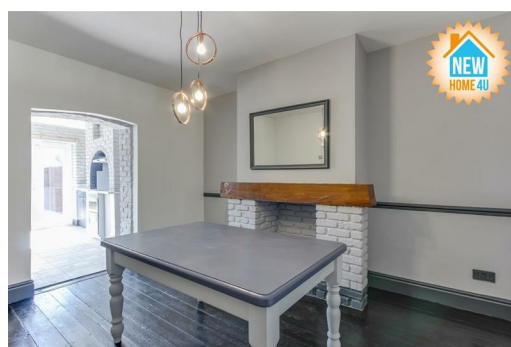
At the rear of the kitchen a set of French doors open into the other end of the fully enclosed back garden, where we find a large area given over to gravel with decorative borders of a contrasting colour, ideal for plants in ornamental pots. There are also two sections of patio, waiting for the addition of tables and the inevitable BBQ which, with no grass to cut you will have time for...

Moving upstairs to the landing and turning to the front we are able to address what is so often the Achilles Heel of many three bedroom homes: the smallest bedroom. While obviously smaller than its counterparts this remains a comfortable room which at a pinch, could accept a double bed although any choice of free standing furniture would be compromised. The one aspect that really stands out however, is the traffic noise or rather, the almost complete lack of it. The home is set sufficiently far back to eliminate most of it while the efficient double glazing finishes the job.

Adjacent to here is the main bedroom with its large bay window admitting the sort of light that makes sitting at the dressing table and applying make-up a joy... I'm told. The floor is a reiteration of the painted sold wood from the lounge beneath and which is to be found throughout this upper floor, adding to the period feel of the home.

At the rear of the home is the second of the large bedrooms. This overlooks our and the adjacent gardens, providing a very pleasing view and one which is maintained with no physical effort from yourself which in my book, is a result. This is a large room, as you would expect, with ample space for all the free standing furniture you could want or need, however extravagant your tastes.

Finally, we come to the stylish family bathroom where we are greeted by a ceramic floor and black wall tiles stretching up to waist height giving a modern contemporary appearance. The lavatory is sited behind a half wall separating it from the bath, above which is featured a twin headed rain shower with a wall mounted mixer bar and a swinging glass panel protecting the room from any over exuberance in its use. In the far corner is the pedestal hand basin, beside which is the bar style radiator, also serving as a handy towel rail because there is little to compete with the luxury of hot towels on a chilly morning...



Useful information:

COUNCIL TAX BAND: D  
ELECTRIC & GAS BILLS: TBC  
WATER BILL: TBC

NB: Figures based on current owner's usage.

**\*\*PLEASE NOTE\*\*** Photos are taken with a WIDE ANGLE CAMERA so PLEASE LOOK at the 3D & 2D floor plans for approximate room sizes as we don't want you turning up at the home and being disappointed, courtesy of planstosell.co.uk:

As it stands this is a home for the individualist, someone who wants something unusual but somewhere retaining the practicality necessary for everyday living and thankfully, this is just such a home. It has the air of having been over-engineered when built, and is thus able to outlive most of the new builds on the market today, as its current condition will attest. The stone floors and exposed brickwork while practical and stylish are admittedly idiosyncratic but this only adds to their charm and ensures that no one you know will have a home like this, but in a good way. Our homes are where we are able to stamp our own personality and personality is something this home has in spades, just waiting for your finishing touches.

Now, 'unlike the other estate agents', we actually OPEN 7 DAYS a WEEK and are physically in the office, so that you can view this home when you want – but please respect the owners wishes, as they would yours and call us as we accompany every viewing – call 01352 837 837

Remember to check out our genuine 5 \*\*\*\*\* STAR GOOGLE REVIEWS that have been added by 'real people like yourself' – If you like us, invite us round to value your home, it won't cost you a penny and we have over 30 years' experience in the industry to get you the best and most realistic price for your home – so we can tell you exactly what your home is worth today!

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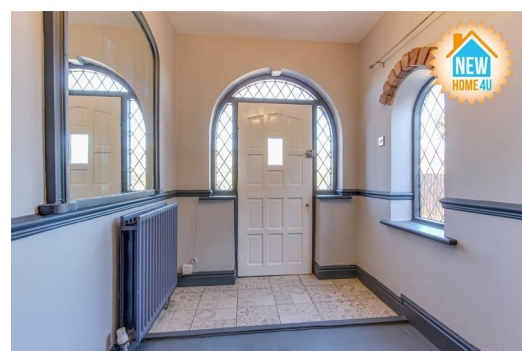
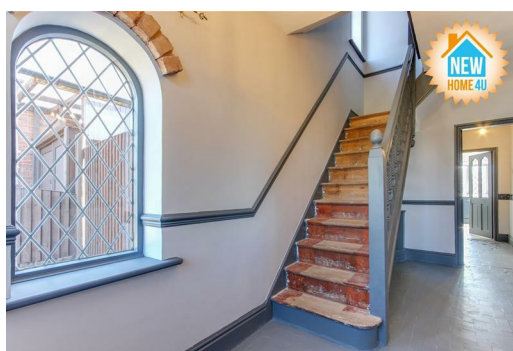
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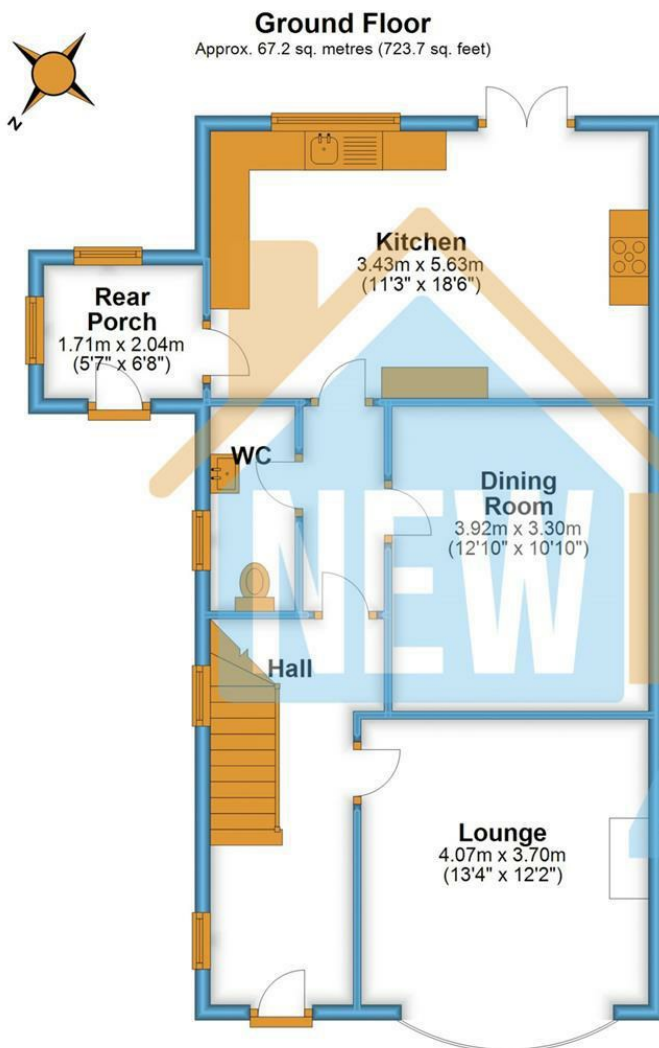
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(if these aren't reasons enough to sell with NewHome4U, then you're right, there are other agents out there who I think may be better for you ?? )

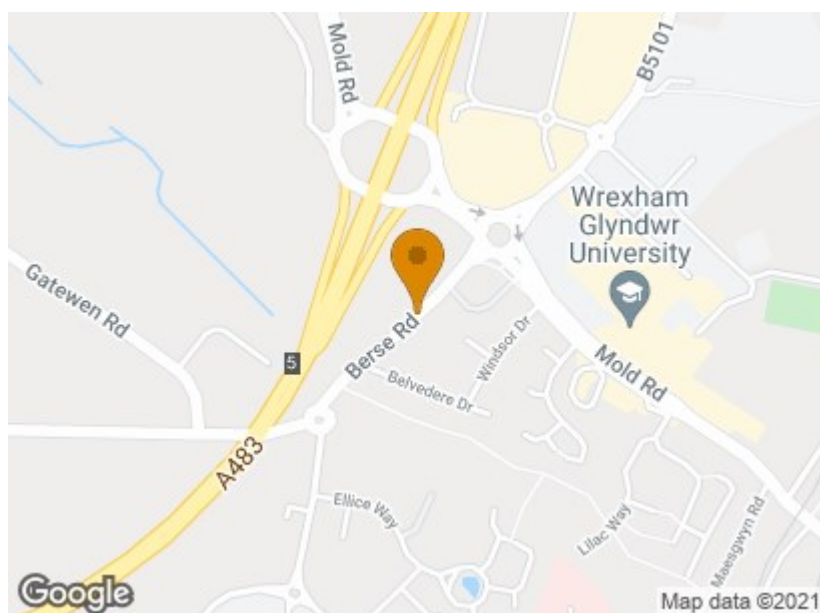
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Total area: approx. 110.9 sq. metres (1194.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	