

Town & Country

Estate & Letting Agents

St Johns Road, Wrexham

Chain Free £154,000



TOWN AND COUNTRY WREXHAM are delighted to bring to the market this spacious 3 bedroom semi detached house which is well presented throughout. Boasting a large kitchen/diner and off road parking the property is situated in a highly popular area and an early viewing is strongly advised. Internally the property briefly comprise of; entrance hallway, living room, kitchen/diner, downstairs bathroom, landing, master bedroom with ensuite, and 2 further good size bedrooms. No chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Property Accommodation

Entrance Hallway

Upvc double glazed door to the front elevation, radiator.



Living Room

14'9" x 12'1"

Upvc double glazed window to the front elevation, radiator, feature fire surround, picture rail.



Dining Room

8'6" x 7'10"

Upvc double glazed window to the side

elevation, radiator, wooden flooring, understairs storage cupboard, covered ceiling, arch through to...



Kitchen

11'4" x 10'5"

Upvc double glazed window to the rear elevation, upvc double glazed door to the side elevation, wall and base units with complementary worktops, sink and drainer unit with mixer tap, space for range style cooker, integral fridge and freezer, plumbing for washing machine and dishwasher, integral cooker hood, localised wall tiling, tiled flooring, coved ceiling.



Bathroom

7'9" x 5'10"

Upvc double glazed window to the rear elevation, 3 piece white suite, panelled bath with shower over, cabinet basin, low level wc, heated towel rail, fully tiled walls, tiled floor.

Landing

Upvc double glazed window to the side elevation, attic hatch.



Master Bedroom

12'3" x 9'0" to wardrobes

Upvc double glazed window to the front elevation, radiator, substantial built in wardrobes.

Ensuite

Upvc double glazed window to the front elevation, 2 piece white suite, low level wc, basin, radiator, localised wall tiling.



Bedroom 2

10'8" x 7'7"

Upvc double glazed window to the rear elevation, radiator.



Bedroom 3

7'11" x 6'11"

Upvc double glazed window to the rear elevation, radiator.



Outside

Externally there is a block paved driveway to the front elevation, whilst the rear garden combines a patio area and a lawn section with mature plants and shrubs.

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make An Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice

Town and Country Property Services can

refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours Of Business

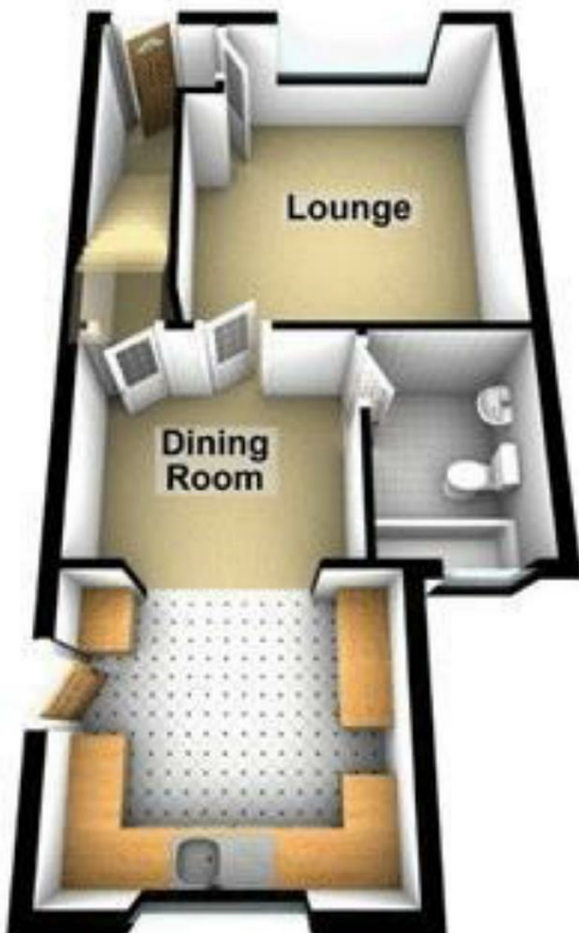
Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

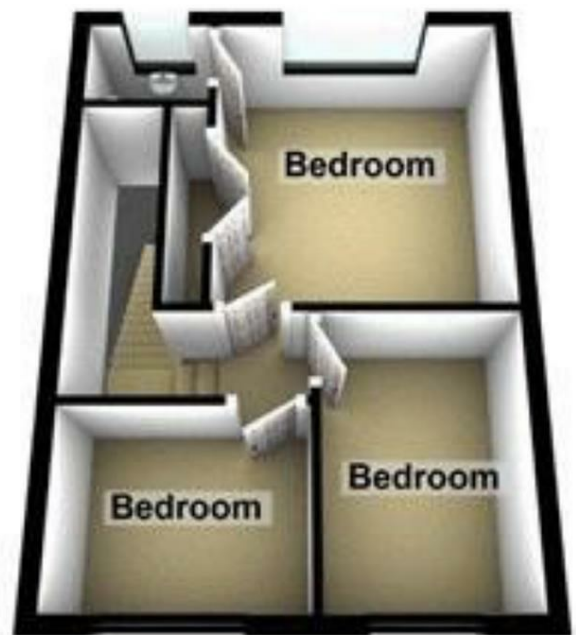
Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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