

# Town & Country

Estate & Letting Agents

Clarke Street, Wrexham

£155,000



An excellent opportunity to purchase a spacious two bedroom semi-detached property situated in a popular village location. The property comprises; entrance hall, lounge, kitchen/diner, conservatory, two bedrooms and bathroom internally. Externally is a great sized driveway to front for ample off-road parking. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## Entrance

UPVC door through to hall with stairs to first floor and door to:



## Lounge

14'00 x 11'06

Gas fire with marble surround. Double glazed window to front. Radiator. Door to:



## Kitchen/Diner

14'00 x 9'06

Fitted with a range of wall, base and drawer units. 1 & 1/2 sink unit. Integrated cooker. Under stair storage cupboard. Space for washer/dryer. Double glazed window to rear. Radiator. Door to:



## Conservatory

Double doors leading to rear garden. Door to side.

## Bedroom One

15'05 x 9'05

Double glazed window to rear. Radiator.

## Bedroom Two

12'04 x 9'05

Fitted wardrobes. Double glazed window to front. Radiator.



## Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with mains shower over. Tiled walls. Double glazed window to rear.



## Outside

Small gravelled area to front of the property. Large brick paved driveway to side with space for several cars. Gate through to rear garden with brick paved yard and gravel area.

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

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

## Mortgage Advice (Wrexham)

Town and Country 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 (Wrexham)

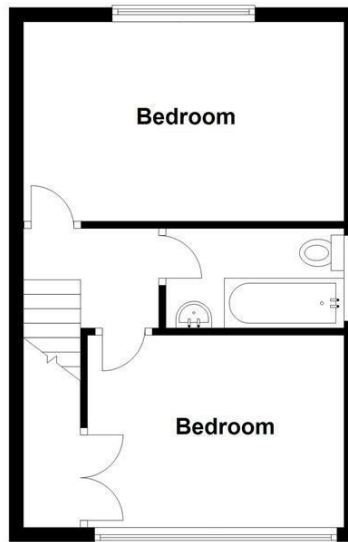
Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

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### Additional Information (Wrexham)

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.



**First Floor**

Approx. 32.1 sq. metres (345.5 sq. feet)

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 must 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	