

Town & Country

Estate & Letting Agents

Newton Street, Wrexham

£140,000



A fantastic opportunity to purchase a well presented three bedroom semi-detached property situated within convenient distance of Wrexham city centre. The property comprises; entrance hall, lounge, kitchen, conservatory and utility on the ground floor, with three bedrooms and shower room on the first floor. Externally is a brick-paved driveway to front providing ample off-road parking, with gravelled garden and patio to rear. Viewings are highly recommended!

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

TEL: 01978 291345

Entrance

7'3 x 8'2

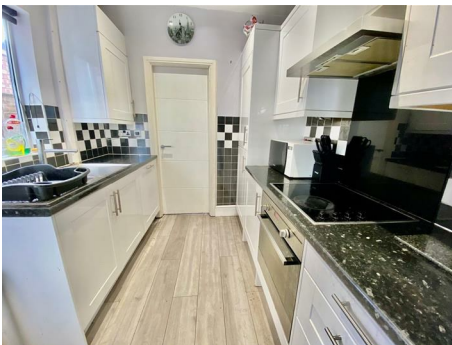
Composite double glazed door to front opening to the entrance hall. Timber laminate flooring. Stairs to first floor accommodation with glass balustrades. Tall anthracite column style radiator. Hexagonal opaque window to front. Doors to:



Lounge

18'6 x 10'9

Wall mounted gas fire. Inset spotlights to ceiling. Timber laminate flooring. UPVC double glazed door to conservatory. Double glazed window to front. Radiator x2.



Kitchen

9'10 x 7'2

Fitted with a range of wall, base and drawer units being gloss fronted with complimentary work surfaces. 1 & 1/2 stainless steel sink unit and drainer with mixer tap. Integrated stainless steel oven, hob and extractor hood above. Integrated fridge-freezer. Integrated dishwasher. Cupboard housing Worcester boiler. Storage cupboard. Partially tiled walls. Timber laminate flooring. Inset spotlights. Door to utility.

Utility Room

7'2 x 4'0

Fitted work surface space. Space and plumbing for washing machine. Ceramic tiled flooring. Double glazed window to rear. Opaque double glazed door to rear (requiring some attention).



Conservatory

12'2 x 10'1

Ceramic tiled flooring. UPVC double glazed frame with door to rear garden. Radiator.

Landing

Loft access with retractable ladder, partially boarded with power. Built-in shelving and storage cupboard. Double glazed window to side. Doors to:



Bedroom One

10'5 x 9'3

Double glazed window to front. Radiator.



Bedroom Two

10'5 x 8'6

Double glazed window to rear. Radiator.

Bedroom Three

7'3 x 7'1

Double glazed window to rear. Radiator.



Shower Room

7'2 x 3'9

Low level W/C. Wash hand basin set in vanity unit. Panel enclosed shower cubicle with dual head thermostatic shower. Ceramic tiled flooring. Tiled walls. Inset spotlights. Anthracite column style radiator. Double glazed window to front.



Outside

With brick block off-road parking, outside lighting and gated side access to the rear garden. To the rear is a low maintenance garden, being predominantly gravelled with a paved central seating area and a timber shed. External water supply, predominantly enclosed by a series of fence panels.

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.

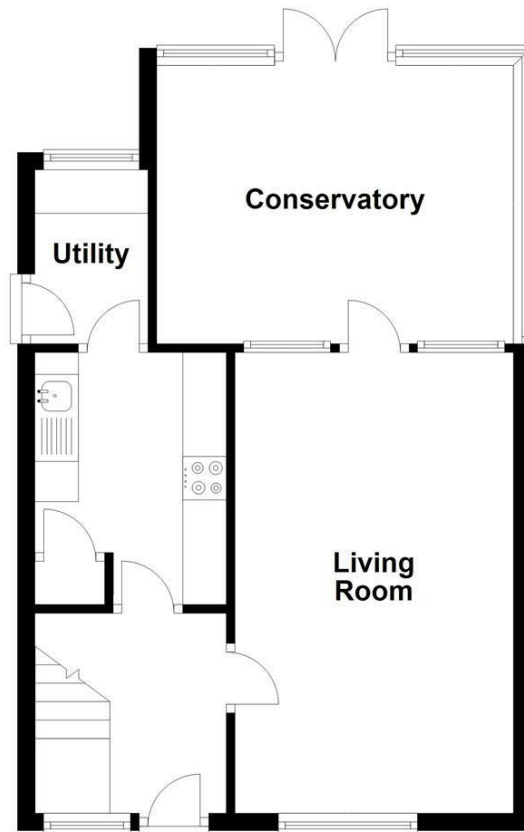
Hours of Business (Wrexham)

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

Saturday - 9:00am - 4:00pm

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.



Ground Floor

Approx. 45.6 sq. metres (491.0 sq. feet)

Total area: approx. 74.8 sq. metres (804.8 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) 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	