

Town & Country

Estate & Letting Agents

Waverley Crescent, Wrexham

£180,000



Situated in the highly desirable village of Rossett, this two bedroom semi-detached property benefitting from UPVC double glazing presented to a high standard throughout. The property comprises an entrance, lounge, kitchen/diner and conservatory on the ground floor, with two bedrooms and a bathroom on the first floor. Externally, the front of the property provides off-road parking with a low maintenance gravelled in shrub garden and gated side access leads to a rear garden, being predominantly laid to lawn with a large deck patio, garage and is enclosed by a combination of hedging and timber fence panelling. Viewings are highly recommended!

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Location

Rossett is a small village located near to the Welsh and English border towns of Wrexham and Chester. Rossett is well served by schools, a local store, pharmacy, doctors' surgery and dentist, and there are a number of popular restaurants and inns in the surrounding area. There are excellent educational facilities in the area at primary and secondary level including first rate private education at Kings and Queens schools in Chester. The historic cities of Chester and Wrexham provide a wider range of retail, business and leisure facilities. Rossett also offers good access to the A483 trunk road which provides links to the motorway networks, the M53 to Liverpool and the M56 to Manchester and the M6, and North Wales via the A55 northern expressway.



Entrance

5'3 x 3'8

The property is entered via a stain glass and leaded UPVC double glazed door to front, opening to the entrance hall. Ceramic tiled flooring. Doors to:



Lounge

15'5" x 11'3"

Set within the centre of the room is a cast iron log burner sat upon a slate hearth below an oak mantle. Fitted corner cabinet housing the electric meter. Quarry tiled flooring. Double glazed window to front. Double glazed door to conservatory.



Kitchen/Diner

15'6 x 11'7

Fitted with a range of attractive white gloss wall, base and drawer units with complementary solid wood work surfaces. One and a half bowl sink unit and drawer with mixer tap. Integrated stainless steel oven, electric hob and extractor hood above. Integrated slimline dishwasher. Space and plumbing for a washing machine. Quarry tiled flooring. Stairs to first floor accommodation. Double glazed window to front. Double glazed window to rear x2. Glazed door to rear. Electric wall heater.



Conservatory

9'5 x 7'1

UPVC double glazed frame conservatory with ceramic tiled flooring. Patio door to rear garden.

Landing

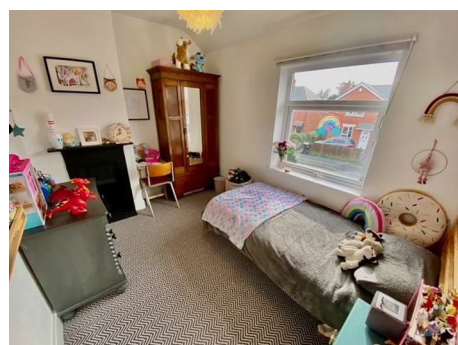
Loft access. Built-in cupboard housing pressurised hot water cylinder. Double glazed window to rear. Doors to:



Bedroom One

15'6 x 9'1

Built-in double wardrobe. Double glazed window to front and to rear. Electric wall heater.



Bedroom Two

11'10 x 7'5

Ornamental cast iron fireplace. Double glazed window to front. Electric wall heater.



Bathroom

8'1 x 7'2

Low level W/C. Pedestal wash hand basin with mixer tap. Panel enclosed bath with mixer tap and thermostatic shower along with a protective glass screen above. Partially tiled walls. Chrome heated towel rail. Opaque window to rear.

Garage

Attached prefabricated garage within up and over garage door and a UPVC double glazed window to the side.



Outside

To the front of the property is tarmac off-road parking, along with a gravel, low maintenance garden with a shrub to border. External light. Gated access which opens to the side of the property and lead to the rear garden. To the rear is a generous sized garden with a concrete patio area and decked timber patio separated by a lawn garden and a paved pathway which leads to the garage.

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.

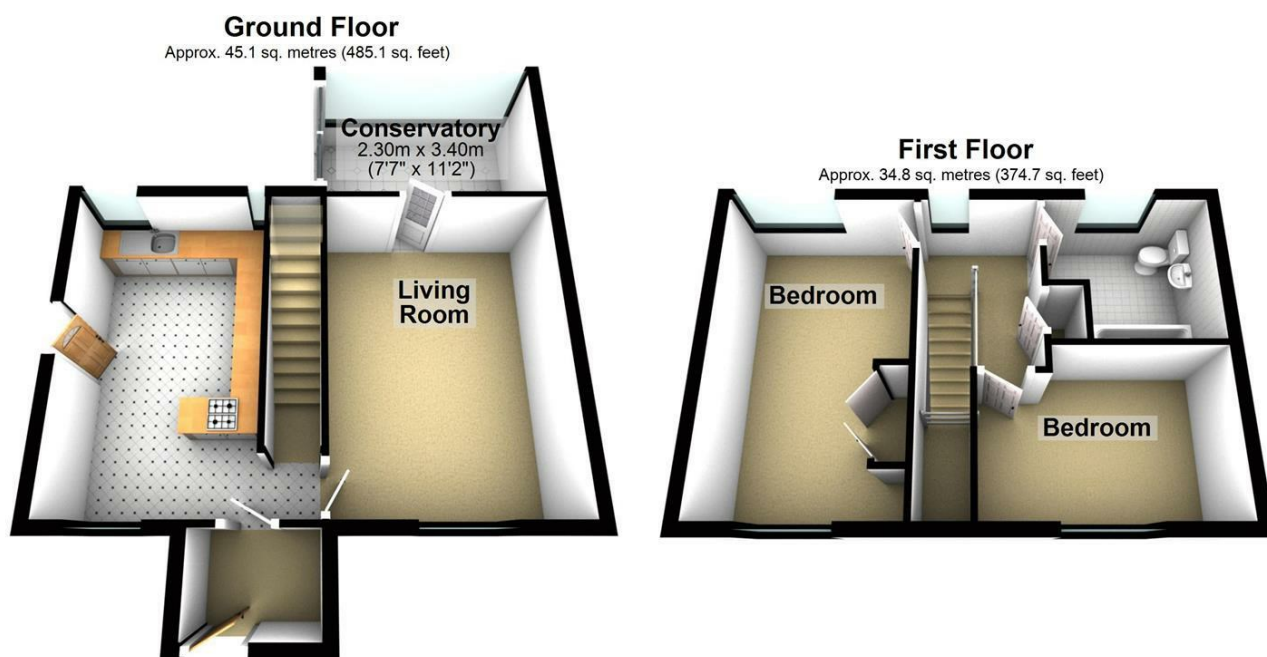
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.



Total area: approx. 79.9 sq. metres (859.7 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
Very energy efficient - lower running costs		
(92 plus) A		85
(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