

Town & Country

Estate & Letting Agents

Broughton Road, Wrexham

£160,000



An excellent opportunity to purchase this three bedroom semi-detached property situated in the small but popular village of Lodge, between Brymbo and Southsea. The property, benefitting from gas central heating and UPVC double glazing comprises; entrance hall, lounge, dining room, kitchen and bathroom on the ground floor, with three bedrooms on the first floor. Externally to the front is brick block off-road parking with gates giving access to the rear garden, that being with its tiered elevations and lawn and garden along with an outbuilding. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
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Entrance

The property is entered via an attractive composite leaded door to front, opening to the entrance hall. Timber flooring. Stairs to first floor. Radiator. Doors to:



Lounge

11'8 x 11'8

A good sized lounge with a double glazed window to front. Radiator.



Dining Room

12'2 x 12'0

Featuring a fireplace containing a cast iron wood burner below an oak mantle. Timber laminate flooring. Inset spotlights. Understairs storage cupboard. Double glazed window to rear. Radiator.

Kitchen

17'0 x 7'7

Fitted with a range of gloss wall, base and drawer units with complimentary work surfaces. Stainless steel sink unit and drainer with mixer tap. Integrated stainless steel oven, hob and extractor hood above. Integrated fridge and freezer. Plumbing for a washing machine. LVT flooring. Inset spotlights. Double glazed window to side. UPVC double glazed door to rear garden. Radiator.



Bathroom

7'7 x 7'0

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Separate shower enclosure with thermostatic shower. Fully tiled walls. Ceramic tiled flooring. Inset spotlights to ceiling. Opaque window to side. Radiator.

Landing

Loft access. Doors to:



Bedroom One

12'2 x 11'2

Featuring a walk-in wardrobe with shelving. Double glazed window to front x2. Radiator. Access to en-suite via the walk-in wardrobe.

En-Suite

Low level W/C. Pedestal wash hand basin. Corner shower enclosure with electric shower. Panelled walls. Inset spotlights.



Bedroom Two

12'1 x 10'1

Fitted corner cupboard housing a Worcester gas boiler. Double glazed window to rear. Radiator.



Bedroom Three

9'4 x 7'6

Double glazed window to side. Radiator.



Outside

To the front of the property is brick-block off-road parking, with steps and stone-walling leading to the front door. Side access leads to the rear garden, leading to a paved pathway and seating area. Steps rise through a tiered garden, which leads to the larger space again, with another paved patio area, a predominantly lawn and garden with an outbuilding.

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.

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.

