

Town & Country

Estate & Letting Agents

Fenwick Drive, Wrexham

£160,000



Located within this popular and family friendly suburb of Wrexham with easy access to a range of local facilities, such as shops, schools, public transport and local motorway networks, this three bedroom semi-detached home benefitting from UPVC double glazing along with gas central heating in brief comprises; an entrance porch and hallway, lounge, and kitchen/diner on the ground floor, with three bedrooms and bathroom on the first floor. Externally to the front of the property are shrub gardens along with paved off-road parking with gated side access leading to the rear garden with timber shed and greenhouse. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance

The property is accessed via a UPVC double glazed door to front, opening to the entrance porch. Ceramic tiled flooring. Timber panelled door into the entrance hall. Stairs to the first floor. Radiator. Doors to:



window to rear x2. Double glazed door to rear.



Bedroom Three

8'2 x 8'2

Double glazed window to front. Radiator.

Lounge

14'8 x 10'10

Feature fire surround. Timber laminate flooring. Double glazed window to front. Radiator.



Landing

Loft access. Doors to:



Bedroom One

11'7 x 10'10

Built-in cupboard housing a Worcester gas combination boiler. Double glazed window to rear. Radiator.



Bathroom

5'9 x 5'1

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with mixer tap and shower extension. Fully tiled walls. Opaque window to rear. Radiator.

Kitchen/Diner

17'9 x 11'3

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer with mixer tap and tiled splashbacks. Integrated double oven, hob and extractor hood above. Space and plumbing for a washing machine. Ample space for dining table and chairs. Log effect gas fire set within a feature surround to the dining area. Understairs storage cupboard. Double glazed



Bedroom Two

10'9 x 9'1

Double glazed window to front. Radiator.



Outside

Externally to the front of the property are shrub gardens along with paved off-road parking with gated side access.

This leads to the rear garden with a brick outbuilding with power and a garden, which is predominantly paved with a lawn area. Timber shed. Greenhouse. The garden is enclosed by a series of fence panels and having external water supply and lighting.



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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

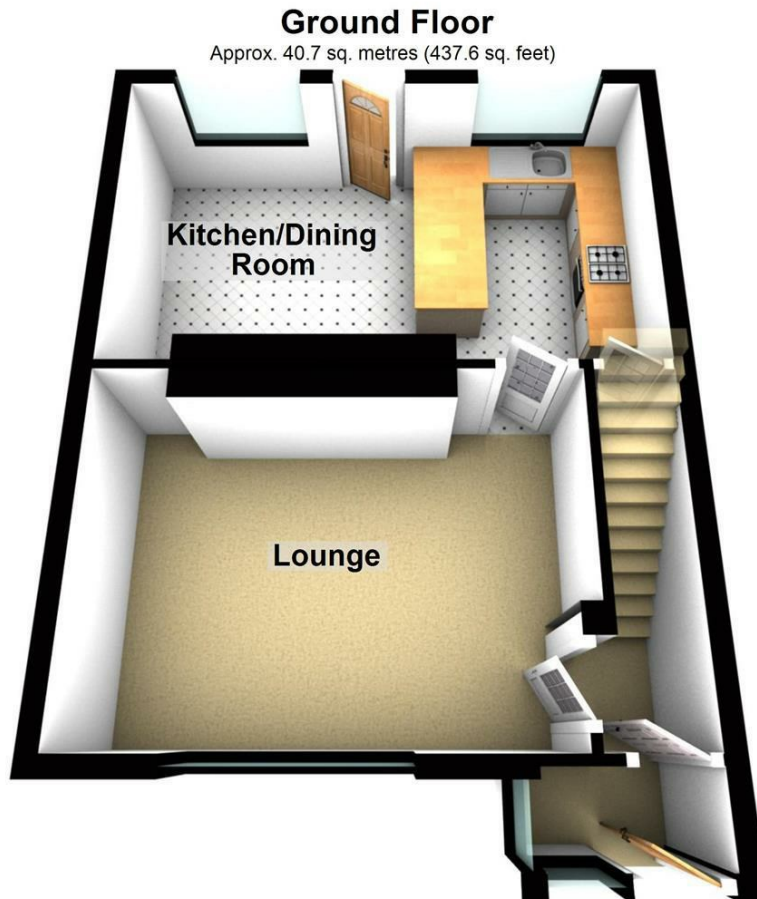
normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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. 80.0 sq. metres (860.8 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			84
(69-80) C		71	
(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	