

# Town & Country

Estate & Letting Agents

Crane Street, Wrexham

£115,000



A fantastic opportunity to purchase a good sized three bedroom property situated in a well established village location. The property comprises; entrance hall, lounge, kitchen/diner, gym and games room on the ground floor, with three bedrooms and bathroom on the first floor. To the rear of the property is a concrete courtyard serving as parking for the seller. Viewings are highly recommended!

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features shaker-style cabinets with stainless steel handles, providing ample storage space. The countertops house a stainless steel sink with a mixer tap and tiled backsplash. The kitchen comes with built-in stainless steel oven, hob, and extractor hood. There's plumbing and room for a dishwasher, washing machine, dryer, and an American-style fridge freezer. The windows, including a classic sash window, offer natural light. A radiator and a wall-mounted Worcester Combi boiler complete the setup, ensuring a cosy atmosphere and efficient heating.



### Games room

13 feet x 12'6"

The games room is a vibrant space designed for entertainment and leisure. It features timber laminate flooring, offering a stylish and durable surface that's easy to maintain. A radiator ensures a pleasant atmosphere, making the room comfortable for extended periods of use. Additionally, the vendors will be generously including a pool table, enhancing the gaming experience and adding to the recreational appeal of this inviting games room.



### Living room

13'9" x 13'8"

The living room is a bright and inviting space, featuring a classic sash window that overlooks the front of the property, allowing ample natural light to filter in. A radiator ensures a comfortable environment, and an additional window facing the rear elevation further brightens the room. The layout is conducive to a cosy and well-ventilated living area, perfect for relaxation and social gatherings.

### First Floor Landing

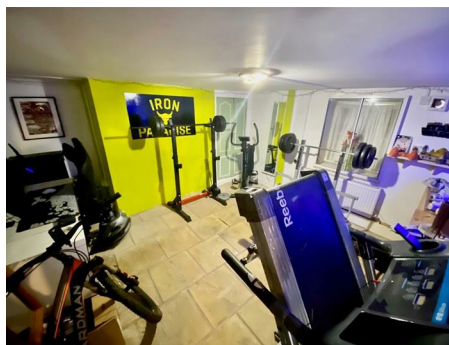
The first floor landing is a central hub of the upper level, offering both functionality and aesthetic appeal. It features a window that overlooks the rear elevation, welcoming natural light into the space. A radiator ensures a comfortable environment. The landing provides access to the loft space through stripped pine doors, allowing for additional storage or potential use. From this landing, there are entrances to all three bedrooms and the bathroom.

### Entrance hall

13'9" x 5'6"

The entrance to the property welcomes you through a robust timber panel front door adorned with elegant stained glass and a leaded nameplate above, adding a touch of character. Inside, the entrance hall is illuminated by a window facing the rear elevation, allowing natural light to grace the space. The hall features a radiator and a staircase with intricate spindles and balustrades, guiding your ascent to the first-floor accommodation. Additionally, a second staircase descends to the basement rooms, offering accessibility to the lower levels of the house. The layout of the entrance hall is both functional and aesthetically pleasing, setting the tone for the charm and practicality found throughout the property.

### Basement hallway



### Gym

14'4" x 12'6"

The gym is a well-equipped space with practical features. It includes a radiator to maintain a comfortable temperature during workouts. A built-in cupboard offers storage for gym essentials, keeping the space organized. The flooring is paved, providing a sturdy and easy-to-maintain surface, ideal for exercise routines and fitness activities.



### Bedroom One

The bedroom is a spacious double-aspect room offering a bright and airy ambiance. A sash window graces the front elevation, providing a charming view and ample natural light. Another window to the rear elevation further enhances the room's brightness and ventilation. For optimal comfort, a radiator is installed, ensuring a cosy atmosphere. The bedroom features durable and stylish timber laminate flooring, adding a modern touch. Additionally, it boasts an ensuite that provides a private and convenient bathroom space.



### Kitchen & Diner

13'8" x 13'6"

The kitchen diner is a blend of style and practicality. It



### En-Suite

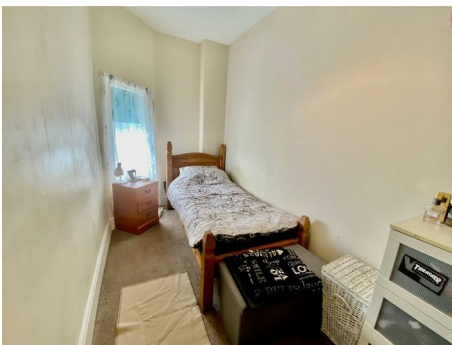
The en suite shower room boasts an oversized shower enclosure with a dual-head thermostatic shower, ideal flush, low-level WC, and a pedestal washbasin. The walls are partially tiled, and an extractor fan ensures good ventilation.



### Bedroom Two

10'8" x 7'5"

Bedroom two features a sash window overlooking the front of the property, providing natural light and a pleasant view. Additionally, there is a radiator for maintaining a comfortable temperature in the room.



### Bedroom Three

14'3" x 5'6"

Bedroom three includes a window that overlooks the rear of the property, allowing in natural light and offering a view of the surroundings. The room is equipped with a radiator for maintaining a cozy and comfortable atmosphere.



### Bathroom

8'10" x 4'8"

The bathroom features a three-piece suite, including a practical panel bath, a dual flush, low-level WC, and a classic pedestal washbasin. The walls are partially tiled, and there's an opaque window facing the front elevation, allowing for natural light while ensuring privacy. The ceiling is panelled and equipped with recessed downlights, adding to the overall illumination and modern aesthetic of the space.



### Externally rear

At the rear of the property lies an expansive concrete area that serves as a designated parking spot for the vendor's vehicle. Notably, this space also functions as a thoroughfare, providing a convenient passage, accompanied by a footpath on the side.

### 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.

