

Town & Country

Estate & Letting Agents

Windermere Road, Wrexham

£270,000



This beautifully presented three bedroom semi detached home has in recent years undergone a program of refurbishment and modernisation should be viewed to be fully appreciated. With a benefit of gas central heating in UPVC double glazing, the property itself comprises an entrance hall with a cloakroom WC off and oak doors opening to a kitchen, dining room and living room. Stairs off rise to the first floor accommodation which comprises three bedrooms, the principle of which has arranged of fitted mirror, fronted wardrobes and a beautiful contemporary four piece bathroom suite. Externally the property posts ample off-road parking in the form of brick block paving with gated side access leading to a rear garden which is laid to lawn with two general size, timber deck patio areas.

Externally, the property is approached over brick block parking and turning, partially fenced with sleeper, raised, gravel, borders, outside lights and pathways, leading into the side of the property. Along the side of the property is hardstanding/provision for a garage with power, power to enable electric car charger to be fitted and water supply. Timber gate opens to the rear garden.

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Externally Front

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Cloakroom WC



Lounge

13'1" x 12'2"

Featuring a bay window to the front elevation with a contemporary column style radiator below. And an ornamental fireplace with slate, half exposed brickwork and oak mantle and provision for an inset television.



Dining room

11 feet 1x10'6"

With timber laminate flooring, a tower column, style radiator and window facing the rear elevation.



Kitchen

13'6" x 7 feet

The kitchen is fitted with a range of attractive gloss, fronted, wall base and draw units which are complimented by stainless steel handles. Work surface space houses are stainless steel, single drainer sink unit with mixer tap, integrated appliances include a stainless steel oven, hob and extractor hood with space and plumbing for a dryer and washing machine, that is a wall mounted gas Worcester combination boiler, the flooring is timber laminate, a window faces, the rear elevation and the second window faces, the side elevation, and a UPVC double glazed door opens to the side of the property.

First Floor Landing

With an opaque window to the side elevation and Oak internal doors opening to the bathroom and to all three bedrooms. A Folding timber retractable ladder offers access to the loft.



Bathroom

8'2" x 6'9"

Installed with a beautiful Four Piece sweet comprising a panel bath with mixer tap and shower extension, an oversized corner, shower enclosure with fixed overhead shower rows, along with a hand, held showerhead, a dual flush low level WC, matching a vanity unit with under unit lighting housing an inset wash hand basin with mixer tap, the flooring is ceramic tiled with partially tiled walls with underfloor heating along with two anthracite heated towel rails, recessed downlights set within the ceiling, an extractor fan and an opaque window facing the rear elevation.



Bedroom one

13'1"×8'10"

Fitted with a range of sliding door wardrobes, with mirror, inserts, a bay window, faces, the front elevation With a radiator below.



Bedroom two

10'6"×11'2"

Window to the rear elevation, radiator.



Bedroom three

6'10"×6'4"

Fitted with a tall column style radiator and having a window facing the front elevation.



Loft

12'4"×11'8"

With a column style, radiator, four doors opening to eave access, recessed downlights, set within the ceiling and double glazed Velux skylights to both friends and rear elevations.

Additional Information

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.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Mortgage Advice

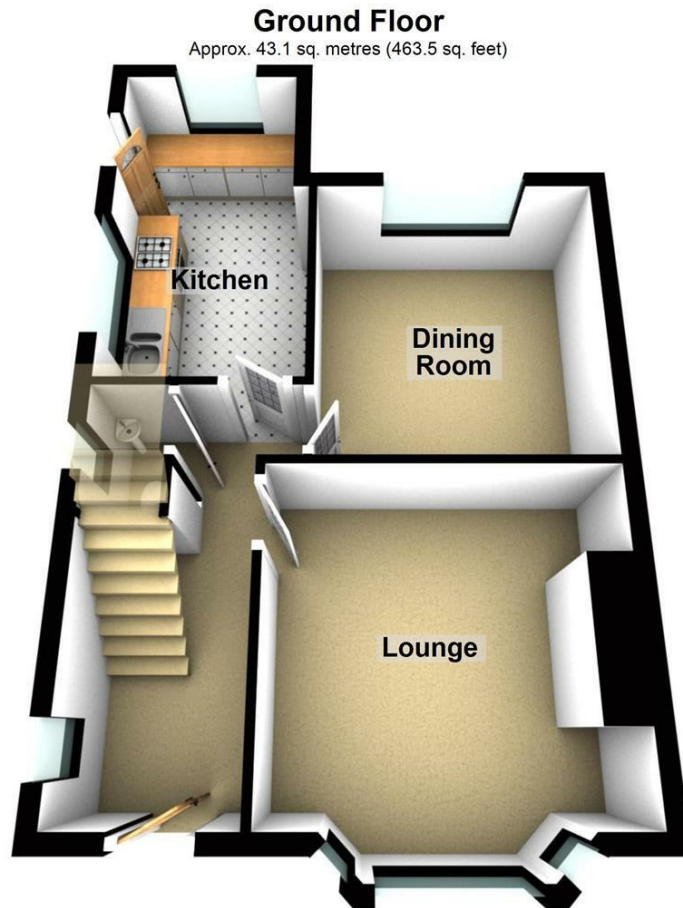
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.



Rear Garden

With two general size deck, patio areas central lawn, garden, chipped bark, play area and a gravel border. The garden itself is enclosed by a combination of timber fence, panelling and hedging with external lighting water supply and power.



Total area: approx. 82.6 sq. metres (889.0 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		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	