

Town & Country

Estate & Letting Agents

Hand Lane, Wrexham

£295,000



A fantastic opportunity to purchase a fully renovated three bedroom detached house, formally a public house dating back to circa. 1860. The property has been fully renovated throughout, including rewiring, redecorating, new carpet and benefits from UPVC double glazing and gas central heating. The property is situated on a substantial plot, which could be utilised for a variety of uses subject to relevant planning. The property comprises; entrance porch and hallway, lounge, kitchen, utility, two reception rooms suitable for various uses, a ground floor bedroom and bathroom on the ground floor, with two bedrooms, one with a cloakroom and the other with an en-suite on the first floor. Externally is a large garden, with a decking/seating area and outbuildings, including two garages providing ample off road parking. Viewings are highly recommended!

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

The property is entered via a UPVC door to front into the entrance porch, fitted with double glazed windows. Further door into the entrance hall with doors off to:



Reception Room (1)

12'9 x 12'6

Fitted with a multi-fuel burner. Staircase to first floor. Double glazed window to front. Radiator.



Bathroom

Low level W/C. Wash hand basin. Panel enclosed bath with electric shower attachment over. Fully tiled walls. Storage cupboard. Double glazed window to rear. Radiator.



Lounge

15'6 x 11'6

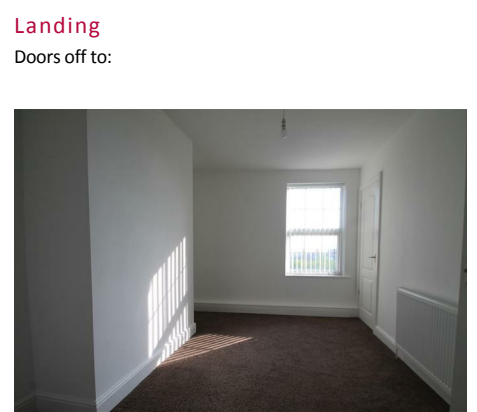
Fitted with a multi-fuel burner. Double glazed window to front. Radiator x2.



Reception Room (2)

14'2 x 13'5

Fitted with a multi-fuel burner. Double glazed window to front. Radiator.



Landing

Doors off to:



Kitchen

11'8 x 8'7

Fitted with a range of wall, base and drawer units with complimentary work surfaces. Resin sink unit and drainer with mixer tap and tiled splashbacks. Integrated electric oven, gas hob and extractor hood above. Double glazed window to side and to rear.



Downstairs Bedroom

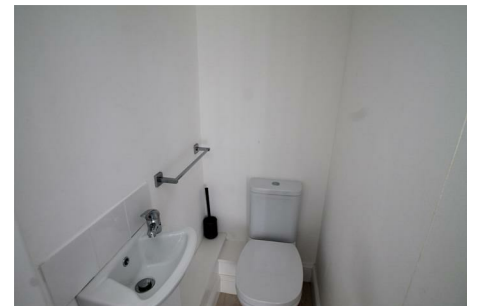
13'5 x 9'11

Double glazed window to rear x2. Radiator.

Bedroom One

13'3 x 9'9

Storage cupboard with built-in shelving. Double glazed window to front. Radiator x2.



Cloakroom

Low level W/C. Wash hand basin.

Utility

6'4 x 6'0

Fitted with work surfaces with space for washing machine and dryer. Wall-mounted gas boiler. Double glazed window to rear.



Bedroom Two

13'5 x 13'5

Double window to front. Radiator.



En-Suite

Low level W/C. Wash hand basin. Shower cubicle with shower attachment over. Heated towel rail. Double glazed window to front.



Outside

Approached via a significant tarmac drive providing ample off-road parking. Large decking and seating area to front, with substantial lawned gardens and gravelled area. Outbuildings including boiler room and outside W/C.



Cellar

14'6 x 10'1

Access via external steps. Fitted with a wash hand basin. Radiator.



Double Garage

24'0 x 15'1

Electric up and over door. Radiator.



Garage

24'0 x 11'9

Electric up and over door. UPVC double glazed window to side and to rear.



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)

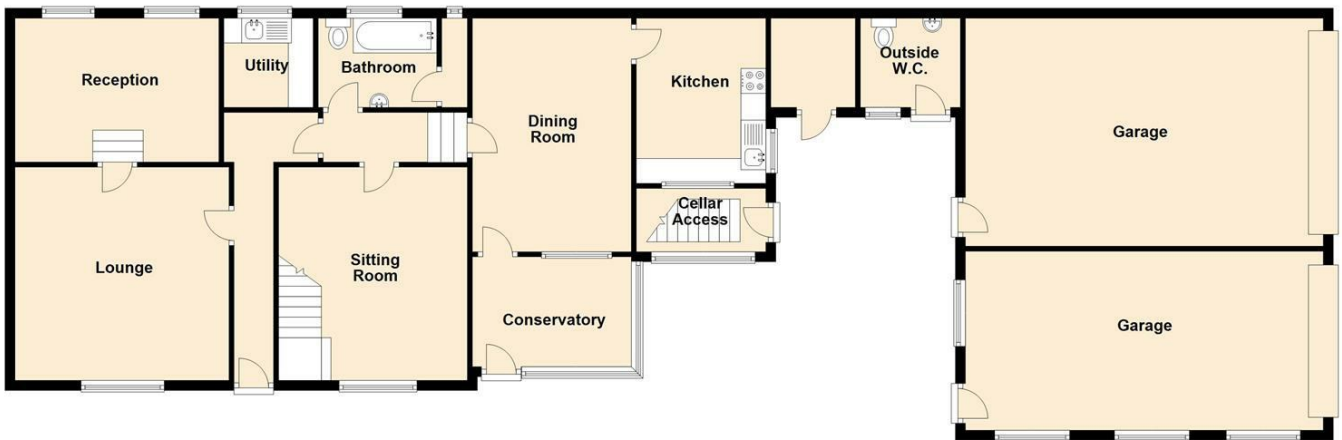
Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

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.

Ground Floor

Approx. 169.0 sq. metres (1819.0 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 most 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			
(81-91) B			
(69-80) C			76
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	