

# Town & Country

Estate & Letting Agents

Spring Road, Wrexham

£120,000



Located within easy access of the city centre and close to a host of handy day-to-day amenities, this two bedroom mid terrace property is in need of a degree of modernisation. The property benefits from gas central heating and UPVC double glazing and in brief comprises of a vestibule, an entrance hall, dining room, living room, kitchen, a utility with wet room, first floor landing offering access to both bedrooms and to the bathroom. To the external area of the property is a courtyard outside light and outside water supply along with a garden also predominantly gravelled beyond with a timber shed. This property is available with a benefits of no on chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
info@townandcountrywrexham.com

TEL: 01978 291345



## DESCRIPTION

A two bedroom mid terrace property in need of a degree of modernisation. Comprising of an entrance hall, dining room, living room, kitchen, a utility with wet room, first floor landing offering access to both bedrooms and to the bathroom.



## LOCATION

In a location known for its quiet and peaceful atmosphere making it an ideal place for families and individuals looking for a more relaxed lifestyle. The location is also close to various amenities such as schools, shops and parks.

## DIRECTIONS

Head north-west on Regent St towards King St, Turn right at Grosvenor Rd/A5152, Continue onto Grosvenor Rd/A5152, At the roundabout, take the 1st exit onto Rhosddu Rd/B5425, Turn right onto Cunliffe St, Turn left onto Spring Rd, Destination will be on the left.

## VESTIBULE

The property is entered through a UPVC double glazed front door that opens to a vestibule with a glazed internal opening to the entrance hall.

## ENTRANCE HALL

The entrance hall features a radiator, stairs rising to the first floor accommodation and doors opening to the dining room and living room.



## DINING ROOM

10'8" x 9'6"

The dining room includes a window facing the front elevation, a radiator and a living flame gas fire with a marble surrounding.



## LIVING ROOM

12'6" x 12'8"

The living room features a live flame gas fire with a marble surrounding, a radiator, a window facing the rear elevation, a storage cupboard and a door that opens to the kitchen.



## KITCHEN

11'10" x 5'8"

The kitchen is installed with a range of gloss fronted wall and drawer units that are complemented by stainless steel handles. The work surface space houses a stainless steel single drainer sink unit with a tiled splashback. The integrated appliances include a stainless steel oven hob and extractor hood and a fridge. The flooring is ceramically tiled with a radiator that is prominent. Other features include a window that faces the front elevation and a door that opens to the utility.

## UTILITY

5'5" x 5'9"

The utility features plumbing space for a washing machine, a ceramic tiled floor, a radiator, sliding door opening to the wet room and a UPVC double glazed door opening to the rear courtyard.



## WET ROOM

5'2" x 5'4"

The wet room is installed with a dual

flush low level WC, fully tiled walls, a radiator, a wall mounted electric shower and an opaque window that faces the side elevation.

## FIRST FLOOR LANDING

The first floor landing features a radiator, access to the loft and doors opening to both bedrooms and the bathroom.



## BATHROOM

10'5"×4'7"

The bathroom is installed with a coloured suite comprising of a panel bath with an electric shower above, a low-level WC, a radiator, partially tiled walls, an opaque window facing the rear elevation and a built-in cupboard housing the gas combination boiler.



## BEDROOM ONE

12'6"×10'6"

This room features two windows facing the front elevation, a radiator and a built in cupboard.



## BEDROOM TWO

10'3"×7'2"

This room features a Radiator and a window that faces the rear elevation.

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