

Town & Country

Estate & Letting Agents

Windsor Road, New Broughton

Offers In Excess Of £140,000



A stunningly presented two bedroom mid-terraced property situated in a popular location. The property comprises; entrance hall, lounge, dining room, kitchen, bathroom and porch on the ground floor, with two bedrooms on the first floor. Externally is a yard to front, with good sized garden with decking areas to rear.

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

TEL: 01978 291345

Entrance

Composite door to front entrance hall. Ceramic flooring. Modern vertical radiator. Stairs to first floor. Doors off to:

Lounge

13'6" x 11'5"

Understairs storage cupboard. Double glazed door to rear.

Dining Room

10'10" x 9'11"

Wall mounted electric fire. Double glazed window to front with shutters.

Kitchen

11'8" x 6'10"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink and drainer inset. Integrated electric oven, four ring hob and extractor hood over. Plumbing for washing machine. Space for fridge freezer. Cushioned lino flooring. Double glazed window to side.

Rear Porch

Tiled flooring. Door to bathroom. Door to rear garden.

Bathroom

Low level W/C. Wash hand basin set in vanity unit. Panel enclosed bath with shower attachment over. Tiled flooring. Double glazed window to rear.

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Landing

Doors off to:

Bedroom One

13'6" x 11'7"

Fitted wardrobe, housing wall-mounted boiler. Storage cupboard. Double glazed window to rear.

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Bedroom Two

13'6" x 10'11"

Double glazed window to front x2.

Garage

Access to single garage to rear with availability for one vehicle.

Outside

A good sized rear garden being mainly slated with two separate decking areas. Access to garage.

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Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

The agents have not tested any of the appliances listed in the particulars.

Mortgage Advice

Town and Country Property Services 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

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

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	