

Town & Country

Estate & Letting Agents

Wrexham Road,

Offers In Excess Of £170,000



A good sized two bedroom semi-detached property set in a popular location. The property comprises; entrance hallway, lounge, sitting room, kitchen, conservatory and downstairs W/C on the ground floor, with two bedrooms and bathroom on the first floor. Externally is a driveway to front providing off road parking, with an impressive and extensive rear garden with separate lawn and patio areas and offering pleasant rural views.

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

TEL: 01978 291345

Entrance

Double glazed door to front entrance hallway. Doors off to:

Lounge

12'9" x 11'8"

Feature fire surround. Picture rail. Electric storage heater. Double glazed bay window to front.

Inner Hallway

Understairs storage cupboard.

Sitting Room

11'10" x 11'9"

Large storage cupboard. Airing cupboard. Picture rail. Electric storage heater. Wood glazed window to rear.

Kitchen

24'7" x 4'10"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer. Electric point for cooker. Plumbing for washing machine. Plumbing for dishwasher. Localised wall tiling. Electric storage heater. Double glazed patio doors to side. Double glazed windows to side and rear.

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Conservatory

8'6" x 8'4"

Double glazed patio doors to rear. Double glazed doors to side.

Downstairs W/C

Low level W/C. Double glazed window to side.

Landing

Loft access. Electric storage heater. Double glazed window to side. Doors to:

Bedroom One

10'9" x 10'7"

Built-in wardrobes. Double glazed window to front. Electric storage heater.

Bedroom Two

11'9" x 8'7"

Built-in wardrobes. Double glazed window to rear. Electric heater.

Bathroom

Low level W/C. Wash hand basin set in vanity unit. Panel enclosed bath. Fully tiled walls. Double glazed window to rear.

Front Garden

Block paved driveway to front with side access to rear.

Rear Garden

Extensive and impressive rear garden comprising of a lawn, patio area and gravelled area with shrubs and plants, with pleasant rural views to rear. Ample space for a number of sheds.

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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

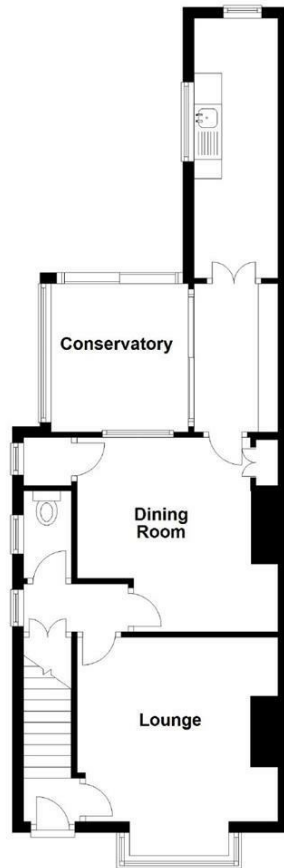
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

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www.townandcountryestateagents.co.uk

Ground Floor
 Approx. 51.5 sq. metres (554.6 sq. feet)



First Floor
 Approx. 31.3 sq. metres (336.9 sq. feet)



Total area: approx. 82.8 sq. metres (891.5 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			70
(55-68) D			
(39-54) E		31	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	