

Town & Country

Estate & Letting Agents

Wrexham Road, Wrexham

£140,000



This two bedroom townhouse is available with the benefit of no onward chain and is in need of a degree of refurbishment. Benefiting from gas central heating and predominantly UPVC double glazed the property in brief comprises an entrance porch opening to a generous size living room with kitchen off, stairs descending to a sitting room and a second staircase off rising first floor landing with access to both bedrooms and the bathroom.

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

TEL: 01978 291345

Externally Front

A small shared courtyard to the front of the property has an allocated off-road parking space with shared access to the side of the property leading to the rear garden.

Entrance Porch

A UPVC double glazed door opens to a ceramic tile floor, a radiator and a timber double glazed window to the side elevation, door opening to the main living room.



Living Room

20'8" x 11'8"

With two radiators, a full length UPVC double glazed window to the front elevation, stairs descending to the sitting room and a further staircase rising to the first floor accommodation, the door opens to the kitchen.



Kitchen

11'6" x 8'7"

Fitted with wall, base and drawer units, work surface space housing a stainless

steel single drainer sink unit, provisions for a cooker, chrome heated towel rail, a wall mounted gas Worcester combination boiler and a UPVC double glazed window to the rear elevation.



Sitting Room

11'7" x 13'2"

With a radiator, timber laminate flooring and UPVC double glazed French doors which open to the rear garden.



First Floor Landing

Doors off, open to both bedrooms and to the bathroom.



Bathroom

7'8" x 5'5"

Installed with a panel bath with electric shower over, a low-level WC and pedestal hand wash basin, chrome heated towel rail, fully tiled walls and an opaque UPVC double glazed window facing the side elevation



Bedroom One

11'9" x 11'7"

With a radiator, timber frame skylight to the rear and a built-in corner shelved cupboard.



Bedroom Two

9'8" x 8'8"

Fitted with a range of wardrobes with hanging shelving and a mirror insert within the sliding doors, a UPVC double glazed window faces the front elevation with a radiator below.



Rear Garden

Requiring considerable attention, but with a deck patio area and an outlook over the woodland to the rear.

Services

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

Viewings

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

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

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	