

# Town & Country

Estate & Letting Agents

Hullah Lane, Wrexham, Wrexham

Offers In Excess Of  
£180,000



Located in the corner position with a large front garden and off-road parking. This three bedroom semidetached home has recently undergone a program of a modernisation refurbishment throughout and is available with the benefit of no onward chain. The property enjoys gas fire central heating and UPVC double glazing and in brief comprises of an entrance hall, living room, kitchen/diner, shower room, and utility room and the first floor landing offers access to 3 spacious bedrooms and to the bathroom. The rear garden enjoys a sunny aspect with a deck covered patio area, predominantly lawn garden enclosed by a series of fence panels.

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## DESCRIPTION

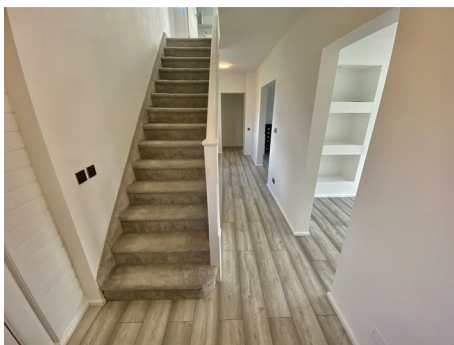
A three bedroom semi detached property that has recently been modernised comprising of an entrance hall, living room, kitchen/diner, shower room, utility room, three bedrooms and a bathroom.

## LOCATION

A location featuring a mix of residential homes and local shops making it a desirable place to live for those seeking a peaceful lifestyle. With easy access to nearby amenities, Wrexham town centre, motorway access and beautiful countryside views.

## 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 2nd exit onto A5152, Slight right to stay on A5152, Go through 1 roundabout, Turn left onto Park Ave, Turn right onto Aston Grove, Turn left onto Holt Rd/A534, Turn right onto Hullah Ln, Destination will be on the right.



## ENTRANCE HALL

22'5" x 5'9"

The property is entered through a UPVC double glazed front door which opens to a timber laminate flooring. Other features that are prominent in the entrance hall are a radiator, stairs rising to the first floor, an open throughway leading to the living room and to

the kitchen. A third open throughway leads to an inner hall with doors opening to the ground floor shower room.



## LIVING ROOM

13'2" x 11'8"

A living room that features timber laminate flooring, a radiator, a patio door opening to the rear garden and a meter wall with provision for a television and having an electric fire along with recessed downlights within the unit.



## KITCHEN

13'2" x 9'8"

A newly fitted kitchen comprising of wall base and drawer units with stainless steel handles. The worksurface space houses a one and a half bowl sink unit with a mixer tap. The integrated appliances include a stainless steel oven and a hob with a extractor hood. The flooring is of a timber laminate and there is a window that faces the rear elevation, a radiator is also prominent.



## SHOWER ROOM

7'6" x 8'1"

The shower room is installed with a double shower tray with a multi jet dual headed shower, a low level W/C, fully tiled walls, a ceramic tiled floor and a window facing the rear elevation.



## FIRST FLOOR LANDING

The first floor landing features an opaque window facing the front elevation, a radiator, access to the loft, a built-in cupboard that houses a combination boiler and doors off opening to the bathroom and all three bedrooms.



## BATHROOM

5'8"×7'6"

The bathroom is installed with a contemporary suite comprising of a panel bath with a corner mixer tap along with a handheld shower extension and a low level W/C. The walls are partially tiled and the flooring is ceramically tiled. Other features of the bathroom include a chrome heated towel rail and an opaque window facing the side elevation.



## BEDROOM TWO

11'2", 9'5"

This bedroom features provision for a wall mounted television, a window to the rear elevation and radiator.



## EXTERNALLY REAR

The rear garden enjoys a sunny aspect of a lawned garden, a patio area, a covered outside light, an outside water supply and is enclosed by a series of timber fence panels.



## BEDROOM THREE

8'5"×7'9"

This bedroom features provision for a wall mounted television, a window to the front elevation and radiator.

## BEDROOM ONE

11'7"×12'1"

This bedroom features provision for a wall mounted television, a window to the rear elevation and radiator.

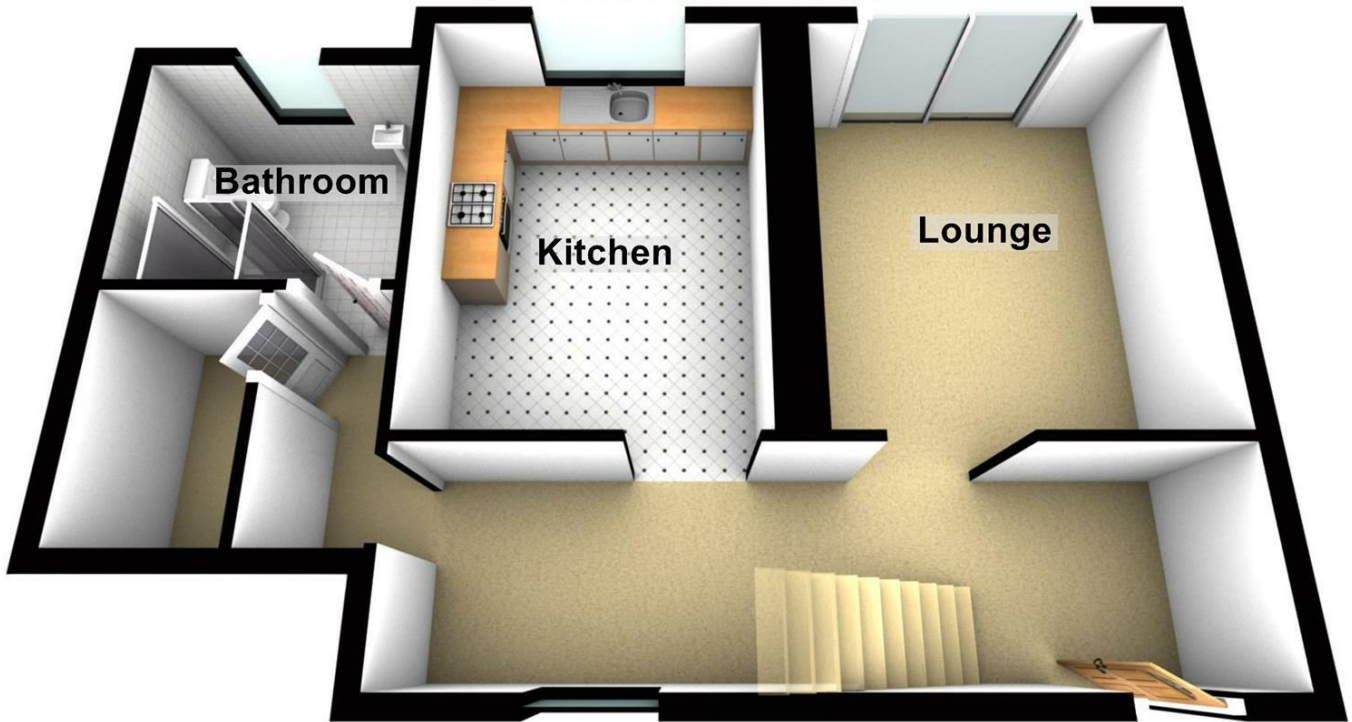


## EXTERNALLY FRONT

The external front of the property features a large frontage with off-road parking, pathways, an outside light and a low stone retaining wall.

**Ground Floor**

Approx. 53.7 sq. metres (578.2 sq. feet)



Total area: approx. 95.7 sq. metres (1030.6 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 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		70	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	