

Town & Country

Estate & Letting Agents

Chapel Street, Wrexham

£95,000



Located in the heart of the village, this two bedroom mid terrace property in need of modernisation and refurbishment is available with no onward chain and benefiting from gas central heating and UPVC double glazing within internal accommodation, comprising an entrance hall, living/dining room, kitchen with rear porch and stall cupboard off and first floor landing offering access to the bathroom and two bedrooms to the front of the property is a small forecourt garden and to the rear is a predominantly lawn garden with rear pedestrian access and a brick outbuilding.

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Externally Front

Having a shrub and forecourt garden and pathway, leading to the front door.

Entrance Hall

6'8 x 5'5

The property is entered through a UPVC double glazed front door, which opens to an entrance hall with a radiator, stairs of rising to the first floor accommodation and cupboard below, along with doors opening to the living/dining room and the kitchen



Living/ Dining Room

19'5 x 11

A double aspect room with windows facing both front and rear elevations with radiators below and a gas fire with Adams style surround.



Kitchen

11'9 x 7'5

With a fitted base units housing stainless steel single drainer sink unit, with tile splashback, a radiator, a wall unit, two built-in shelved cupboards, a

window to the rear elevation and a glazed door opening to the rear porch

Rear Porch

With an internal door opening to a shelved storage cupboard and a glazed timber door opening to the rear garden.

First Floor Landing

Having access to the loft and doors opening to both bedrooms and the bathroom.



Bedroom One

14'3 x 9'7

With a window, facing the front elevation and radiator below and a deep built-in wardrobe over the bulkhead.



Bedroom Two

9'2 x 9'10

With a window facing the rear elevation and a radiator below, a wall mounted Worcester gas combination boiler and a built in corner cupboard.

Bathroom

Installed with a panel bath, low level

WC, wash hand basin, radiator, partially tiled walls and two opaque windows to the rear elevation.



Rear Garden

Being predominantly laid to lawn with a pathway leading to an iron gated access. There is a brick out building accessed via a timber door from the garden with a single glazed window to the side and outside light.

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.

Mortgage Advice

Town and Country 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.

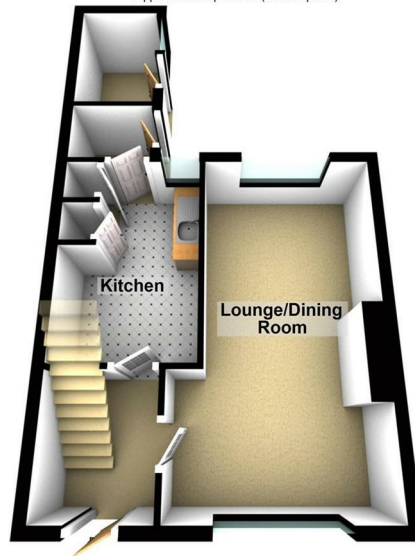
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.

Ground Floor

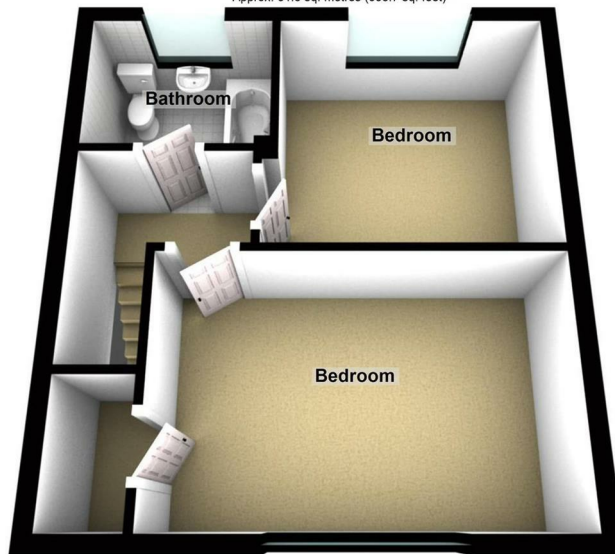
Approx. 36.4 sq. metres (391.8 sq. feet)



Total area: approx. 67.9 sq. metres (730.6 sq. feet)

First Floor

Approx. 31.5 sq. metres (338.7 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C		65	
(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	

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.