

# Town & Country

Estate & Letting Agents

Walden Crescent, Wrexham

£145,000



An excellent opportunity to purchase a very well presented three bedroom semi-detached property situated in a sought after residential location. The property comprises; entrance hall, lounge, kitchen/breakfast room and bathroom on the ground floor, with three bedrooms and cloakroom W/C on the first floor. Externally is a lawned garden and space for off-road parking for two vehicles, with an enclosed patio and decking area to rear. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE  
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## Location

The property is situated in an established residential area within walking distance of the centre of the popular border town of Chirk. The town itself contains an excellent range of shops, Public Houses and local amenities including excellent schools. Easy access onto the A5 and A483 provides direct links to the larger towns of Llangollen, Oswestry, Wrexham and the City of Chester. Chirk also has a train station providing direct access to Birmingham and Manchester.

## Entrance

The property is entered via a composite double glazed door to front, opening to the entrance hall. Stairs to the first floor. Tiled flooring. Radiator. Doors to:



## Lounge

16'1 x 10'6

Fireplace housing a cast-iron log burner set on a slate hearth. Under stairs storage cupboard. Timber laminate flooring. Double glazed window to front. Radiator.



## Kitchen/Breakfast Room

12'3 x 9'7

Fitted with a range of wall, base and drawer units with complimentary work surfaces. Resin single drainer sink unit with mixer tap and tiled splashbacks. Space for a cooker. Space for a washing machine. Tiled ceramic flooring. Built-in cupboard housing a Worcester gas combination boiler. Double glazed UPVC door to rear garden. Double glazed window to rear.

## Bathroom

5'7 x 4'0

Pedestal wash hand basin. Panel enclosed bath with an electric shower and protective screen above. Fully tiled walls. Extractor fan. Opaque window to side. Radiator.

## Landing

Loft access. Double glazed window to side. Doors to:



## Bedroom One

11'8 x 11'3

Built-in cupboard. Double glazed window to rear. Radiator.



## Bedroom Two

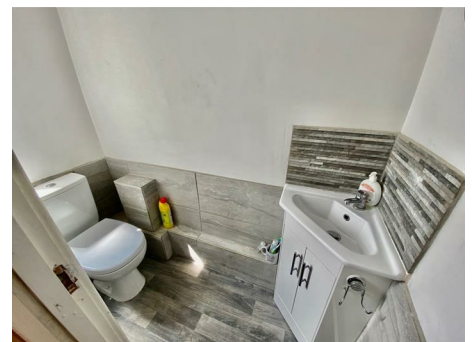
11'4 x 9'3

Double glazed window to front. Radiator.

## Bedroom Three

11'8 x 5'8

Double glazed window to rear. Radiator.



## Cloakroom W/C

Low level W/C. Wash hand basin set in vanity unit. Part-tiled walls. Opaque window to side.



## Outside

Double timber gates open to brick bloc, off-road parking for two parking, and a lawned garden with raised shrubs planters. There is an outside light and gate to side access to the rear garden. The front of the property looks out onto a central communal green. The rear garden has side gated access which opens to a low maintenance, predominantly decked area enclosed by a series of fence panels. There is also an external water supply.

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

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

## Mortgage Advice (Wrexham)

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.**

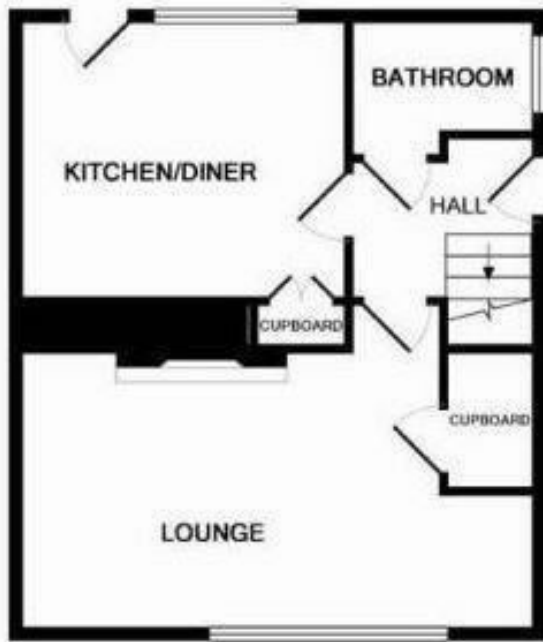
## Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

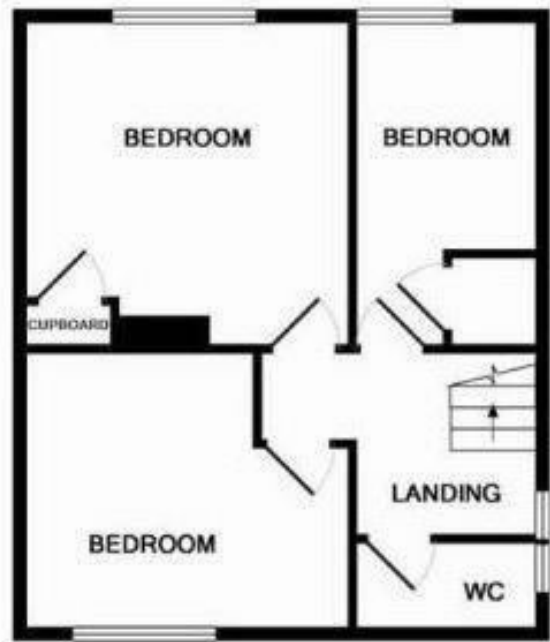
Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

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



1ST FLOOR

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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(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	