

Town & Country

Estate & Letting Agents

Peel Street, Wrexham

£90,000



Located in the centre of Wrexham, just a short walk from the centre and Bellevue Park, as well as having a host of day-to-day amenities close at hand, this two double bedroom end of terrace property is in need of a degree of modernisation, benefitting from gas central heating and UPVC double glazing, the property comprises an entrance hall, living room, dining room with open through way to kitchen area and a ground floor bathroom. On the first floor are two generous sized double bedrooms. Externally there is a small forecourt to the front, a paved courtyard to the rear with an outside utility room off, with plumbing for a washing machine. This property is available with the benefit of no onward chain.

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

TEL: 01978 291345

DESCRIPTION

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DIRECTIONS

From our office in Wrexham, head north-east on King St towards Lord St, turn right onto Duke St, turn right onto Regent St, Regent St turns left and becomes Bradley Rd, go through 1 roundabout then turn right onto Peel St and the property will be on the right

ENTRANCE HALL

The property is entered through a UPVC double glazed front door which opens to an entrance hall with a radiator with living room and dining room off.

LIVING ROOM

10'9 x 8'8

With a window facing the front elevation, with a radiator below, a floor to ceiling louvre door cupboard housing the gas meter and a second smaller cupboard housing the electric meter.

DINING ROOM

4'6 x 11'6

The dining room is fitted with a breakfast bar with a cupboard below

and wall mounted display cabinet, a window to the rear elevation, two radiators, stairs off rising to the first floor accommodation and then an open through way to the kitchen.

KITCHEN

7'2 x 5'7

Fitted with wall and base units, with stainless steel handles and a stainless steel single drainer sink unit.

BATHROOM

6'7 x 5'7

Installed with a panelled bath with a thermostatic shower and protective screen along with a pedestal wash hand basin and low level WC, partially tiled walls and a chrome heated towel rail.

UTILITY ROOM

Entered through a UPVC door from the rear courtyard, which opens directly to plumbing for a washing machine with a worksurface and Worcester gas combination boiler above.

FIRST FLOOR LANDING

Doors off opening to both double bedrooms.

BEDROOM ONE

11'7 x 11'5

With a window to the rear elevation, a radiator, a built-in cupboard with radiator and an ornamental cast fireplace.

BEDROOM TWO

11'7 x 10'9

With a window facing the front elevation, a radiator and an ornamental cast iron fireplace.

ADDENDUM

As seen in the pictures, the downstairs window has been broken and there is a crack in the UPVC front door. This is being replaced in the coming weeks by the vendor.

EXTERNALLY

Externally, to the front of the property is a gravel forecourt and a quarry tiled shared pathway leading to the front door. The rear courtyard is predominantly paved, enclosed by brick walls, timber gated rear access and a UPVC double glazed door opens to the outside utility room

Services (Wrexham)

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

Viewings (Wrexham)

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

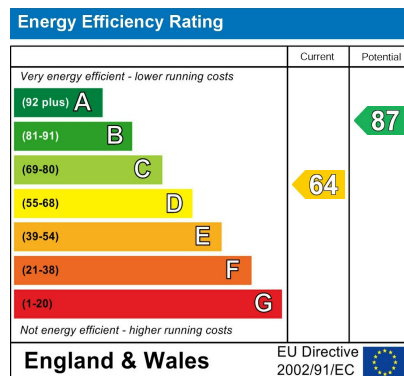
To Make an Offer (Wrexham)

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

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.



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.