

# Town & Country

Estate & Letting Agents

Fford Edgeworth, Wrexham

£170,000



Situated within this popular Wrexham suburb, this three bedroom property in need of modernisation and available with the benefit of no onward chain has UPVC double glazing. Internal accommodation comprises of: an entrance hall, living room, dining room, kitchen with conservatory off and a first floor landing offering access to all three bedrooms and into bathroom. To the front of the property, is it predominantly lawn and shrubbed garden (many neighbours have converted this to off-road parking) with side access leading to rear garden which is predominantly paved and has rear vehicle access and a single garage.

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## Externally Front

To the front of the property is a lawn and shrub garden with a paved pathway running alongside the property and a brick block pathway to the front door, above which is a canopy supported by a turned brick pillar

## Entrance Hall

The property is entered through a timber panel front door with single glazed lead and stained glass insert opening to the hall with stairs rising to the first floor accommodation and doors opening to the living room and dining room.



## Living Room

15'2 x 10'6

A double aspect room with windows facing the front and rear elevations and having a central gas fire with feature surround and timber clad chimney breast.



## Dining Room

11'8 x 9'8

With a bay window facing the front elevation, sliding door opening to the kitchen and gas fire within a feature surround.



## Kitchen

13' x 8'3

The kitchen is fitted with wall, base and drawer units, work surfaces houses a stainless steel single sink unit. The walls are tiled with the window facing into the conservatory and a further window to the rear elevation, there is space for a cooker, space and plumbing for a washing machine and an under stairs storage cupboard. The glazed door opens to the conservatory.



## Conservatory

12'5 x 8'

Constructed of a low brick and block wall with a UPVC double glazed frame and a door opening to the rear garden.

## First Floor Landing

With an opaque window facing the rear elevation, a gas wall heater, access to the loft and doors off to all three bedrooms into the bathroom.



## Bathroom

Installed with a panel bath, low level WC, pedestal wash hand basin with tiled walls, an extractor fan and an opaque window to the rear elevation.



## Bedroom One

11'7 x 9'5

With a window facing the front elevation, built in wardrobe along with a built-in shelved cupboard.



## Bedroom Two

11' x 6'8

Having a deep built-in wardrobe and a window facing the front elevation.



## Bedroom Three

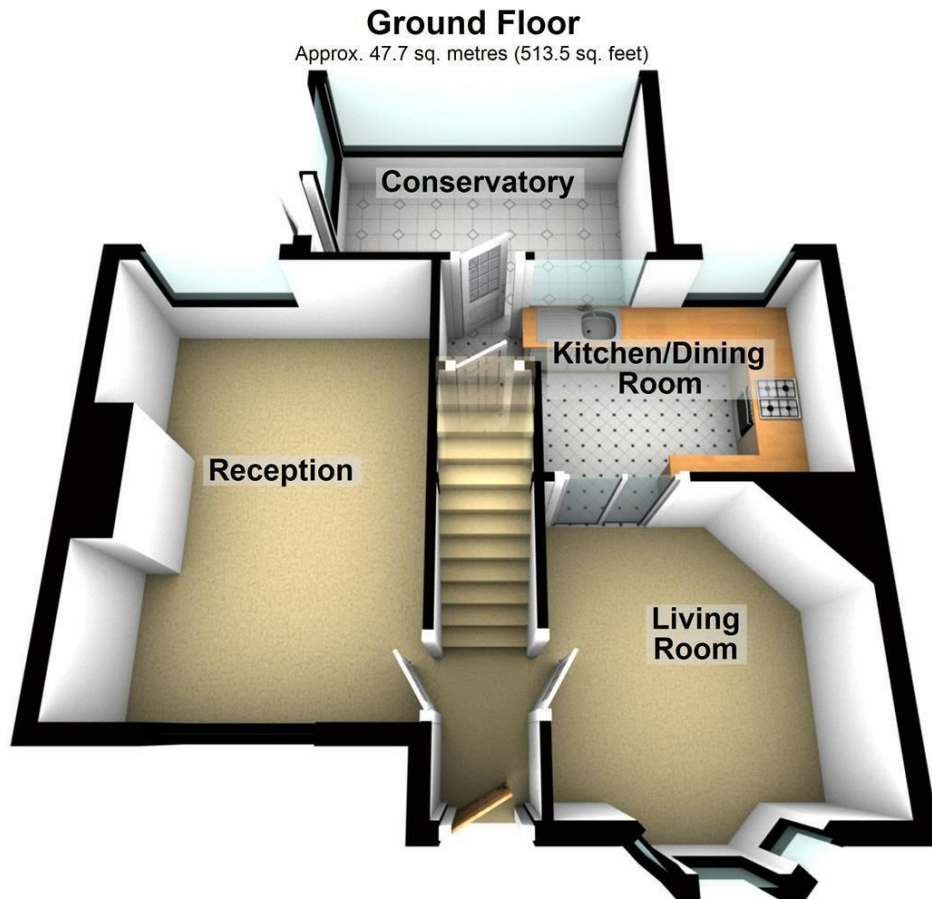
7'6 x 7'6

Having a window facing the side elevation.



## Rear Garden

The rear garden is predominantly paved with an outside light. Enclosed by brick walls to side and a fence to the rear with gated access. Positioned to the rear of the garden is a single prefabricated garage with an up and over garage door and a single off-road parking space. Vehicular access, can also be gained from the rear of the property.



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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>	<b>56</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	