

Town & Country

Estate & Letting Agents

Hampden Way, Acrefair, Wrexham

£125,000



Requiring a degree of modernisation this two bedroom property with gas central heating and off-road parking to rear in brief comprises an entrance porch, reception hall, living room, kitchen with a sitting room off and a first floor landing with two bedrooms and the shower room off. This property is available with the benefits of no onward chain.

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Externally

The timber gate opens to a concrete pathway with gravelled and shrub gardens to either side, the timber gate opens to the rear garden.

Entrance Porch

The property is entered through a lead glazed and timber panel front door opening to a porch with ceramic tiled floor and another glazed timber panel door opening to the entrance hall.

Entrance Hall

Stairs off to the first floor accommodation with banister and stainless steel balustrades, a radiator and doors off opening to the living room and kitchen.



Living Room

18'9 x 11'3

With timber laminate flooring, two radiators, a window to the front elevation and a patio door opening to a lean to. Central to the room is an ornamental Adam style fireplace.



Kitchen

11'8 x 7'3

Fitted with wall, base and drawer units complimented by stainless steel handles, work surface space houses a stainless steel single drainer sink unit with mixer tap and tiled splashback. Appliances include stainless steel oven, hob and extractor hood, flooring is timber laminate. There is a radiator, open through way to a sitting area and a glazed door to an aluminium frame lean to measuring 11'8" by 7'9".



Sitting Area

12'2 x 7'5

With timber flooring, as side access door, radiator double glazed timber framed window to the side elevation and a built-in store cupboard along with a patio door opening to the rear lean to (7'8"x7'8" and requiring attention)

First Floor Landing

With access to the loft, a sliding door to the wet room and doors off opening to both bedrooms.



Wet Room

With a wall mounted electric shower, fitted seat, low level WC along with a pedestal wash and basin chrome heated towel rail and fully tiled walls.



Bedroom One

12'2 x 8'7

With a window to the front elevation, radiator, a range of fitted wardrobes and the built-in cupboard housing gas combination boiler.



Bedroom Two

10'10 x 9'8

With timber laminate flooring window

to the rear elevation and a built-in double wardrobe.

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.

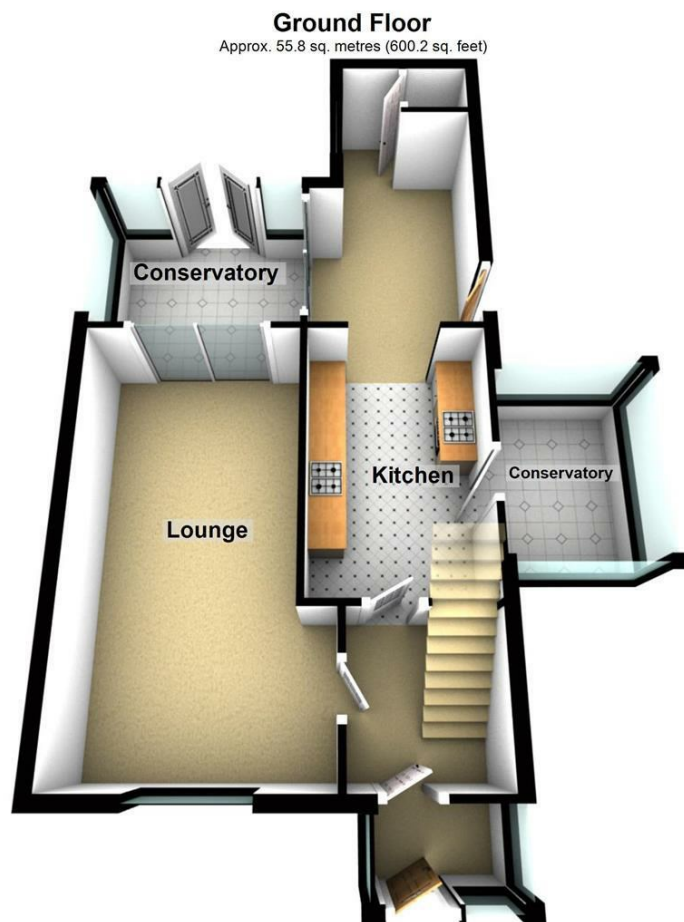
Mortgage Advice

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.



Total area: approx. 88.3 sq. metres (951.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 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.