

# Town & Country

Estate & Letting Agents

Prices Lane, Wrexham

£145,000



Ideally situated with an easy access of Wrexham City Centre and with an easy access of a wealth of amenities this two bedroom semi detached property with gas central heating, newly carpeted throughout and is available with the benefit of no onward chain. Having internal accommodation comprising a vestibule, entrance hall, living room, dining room, kitchen and a ground floor bedroom/sitting room and a first floor landing which offers access to two bedrooms and a shower room.

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**Externally Front**

To the front of the property is a small forecourt garden with shrub.

**Vestibule**

A glazed timber panel door opens to a vestibule with a glazed internal door opening to the entrance hall.

**Entrance Hall**

With doors off opening to the living room and dining room, stairs off rising to the first floor accommodation and having a radiator.



**Living Room**

10'9 x 13'

With a single glazed bay window facing the front elevation and radiator.



**Dining Room**

12' x 11'4

Having an under stairs storage space, a single glazed window facing the rear elevation and a radiator.

**Kitchen**

8'7 x 7'

Fitted with light wood grain effect wall, base and drawer units with work surfaces housing a stainless steel single drainer sink unit with mixer tap and tile splashback. The flooring is ceramic tiled, there is space for a cooker and for a tall fridge freezer, there is a radiator and a timber panel glazed door opens to the rear garden.



**Sitting Room/ Downstairs Bedroom**

12'4 x 8' 2

With two UPVC double glazed windows facing the side elevation and three radiators.

**First Floor Landing**

Having doors opening to the shower room and to both bedrooms.



**Bedroom One**

14' x 11'6

With two UPVC double glazed windows facing the front elevation, a radiator and two fitted cupboards.



**Bedroom Two**

12'7 x 9' 1

With a UPVC double glazed window facing the rear elevation and a radiator below.



**Bathroom**

8'6 x 7'

Installed with an oversized shower enclosure with thermostatic shower, a

dual flush low level WC and pedestal wash hand basin along with a radiator, a UPVC double glazed window facing the rear elevation and having a wall mounted gas combination boiler.

### Rear Garden

Backing on to the allotments, this concrete courtyard garden is enclosed by a combination of brick and block walling.

### 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.

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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	