

Town & Country

Estate & Letting Agents

Saxon Street, Wrexham

£230,000



Located in a highly popular suburb of Wrexham, this 1930s three bedroom semi detached property benefiting from gas central heating and UPVC double glazing boasts light and spacious internal accommodation comprising an entrance hall, kitchen, living room and dining room and off the first floor landing three bedrooms and a three-piece white bathroom suite. Externally to the front of the property double iron gates open to gravel off-road parking alongside lawn and garden with gated side access leading to a sunny South facing rear garden which is again predominantly lawned and shrubbed. This property is available with the benefit of no one with chain.

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

TEL: 01978 291345

Externally Front

The property is approached through double iron gates opening to gravel off-road parking alongside lawn and shrub garden, side access is available to the rear garden.

Entrance Hall

13'1 x 6'2

The property is entered through an opaque UPVC double glazed door which opens to an inviting entrance hall with a radiator, stairs off with pine banister and balustrades rising to the first floor accommodation and glazed internal doors open to the living room and kitchen.



Living Room

13'2 x 13'7

With exposed floorboards, an ornate fireplace and featuring a bay window facing the front elevation with a radiator below an arched through way leads to the dining room.

Dining Room

13'5 x 11'8

With a continuation of the exposed floorboards from the living room to a dining room with an ornamental exposed brick fireplace, a radiator and window facing the rear elevation.



Kitchen

9'8 x 7'2

Fitted with wall, base and drawer units along with ornamental handles ample work surface space houses a stainless steel double drainer sink unit with tile splashback. There is space for a cooker, a window facing the side elevation, space and plumbing for a washing machine along with a wall mounted gas combination boiler and then UPVC double glazed door which opens out to the rear garden.

First Floor Landing

Having a window facing the side elevation, access to the loft and doors off opening to the bathroom and to all three bedrooms.



Bedroom One

13' x 13'6

With exposed floorboards and a bay window facing the front elevation with a radiator below.



Bedroom Two

12'6 x 13'2

Having a window facing the rear elevation with the radiator below.

Bedroom Three

8' x 6'2

With a window facing the front elevation and radiator below.



Bathroom

7'2 x 6'3

The bathroom is installed with a white three-piece suite comprising a tile panel bath with waterfall style mixer tap along with an electric shower and protective screen above, a dual flush low level WC and wash hand basin with waterfall style mixer tap. The floor is ceramic tile, the walls partially tiled with a chrome heated towel rail and an opaque window facing rear elevation.



Rear Garden

The rear garden enjoys a sunny South facing orientation being predominantly laid to lawn with a brick block raised planter and shrub borders along with a brick block patio area.



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.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 