

Town & Country

Estate & Letting Agents

Dale Court, New Broughton

£125,000



Situated within a quiet cul-de-sac ideally located for easy access to Wrexham city Centre, local motorway networks and wealth of day-to-day facilities, this two bedroom property benefits from gas central heating along with UPVC double glazed windows. With accommodation comprising an entrance hall, living room, kitchen/dining room and a first floor landing offering access to a bathroom and two bedrooms. Externally, to the front of the property is off-road parking whilst the rear garden is low maintenance with block paved patio area and pathways along with an artificial lawn, a block out building and re-access.

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Entrance Hall

A UPVC door opens to timber laminate flooring, a radiator and stairs off rising to the first floor accommodation.



Living Room

11'7 x 9'9

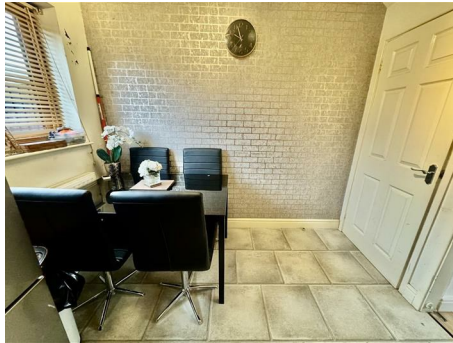
With a continuation of the timber laminate flooring from the entrance hall to a living room window facing the front elevation and radiator below.



Kitchen/ dining Room

13'5 x 9'5

Fitted with lightbulb grain effect wall, base and drawer units complimented by stainless steel handles, with work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include stainless steel oven, hob and extractor hood. There is a radiator below a window facing the rear elevation, and an under stairs storage cupboard, a UPVC door opening to the rear garden .



First Floor Landing

With doors off opening to the bathroom and to both bedrooms, access to the loft, a built in cupboard housing the Glowworm gas combination boiler.



Bedroom One

13'5 x 9'6 max

With timber laminate flooring, two windows facing the front elevation and a radiator along with a range of light wood grain effect fitted wardrobes



Bedroom Two

11'1 x 6'5 max

Also with timber laminate flooring and

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

Bathroom

5'5' x 5'10

Installed with a panel bath with thermostatic dual head shower and protective screen, vanity unit with dual flush low level WC and wash hand basin with mixer tap, the walls are fully tiled with a chrome heated towel rail, recessed downlights set within the ceiling and an opaque window.



Rear Garden

A low maintenance rear garden with block paved patio and pathway, artificial lawn, block outbuilding and timber rear access. Outside light and water supply.

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.

