Town & Country
Estate & Letting Agents

Sandringham Road, Wrexham £275,000









Situated in this highly popular Wrexham suburb this bay fronted property, which has been extended to the rear benefits from UPVC double glazing along with gas central heating and comprises a vestibule, entrance porch, living room, sitting/dining room, kitchen and off the first floor landing a family bathroom and three bedrooms, the principal of which has an ensuite shower room. Externally to the front of the property is a low maintenance slate chip and shrub garden with ample printed concrete off-road parking to the front, running alongside the property to an oversize detached garage and a rear garden which enjoys a lovely South facing orientation.

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

TEL: 01978 291345

Externally Front

To the front and running alongside the property is printed concrete off-road parking with a low maintenance slate chip garden. Along the side of the property is further pathway leading to the garage and to the rear garden.

Vestibule

An opaque UPVC double glazed patio door opens to a vestibule with a quarry tile floor and a UPVC leaded and stained glass double glazed door opening to the entrance hall.

Entrance Hall

13'3 x 6' max

With a lovely parquet floor laid in a herringbone pattern, a radiator, stairs off rising to the first floor accommodation with a storage cupboard below and internal doors opening to the living room, sitting/dining room and to the kitchen.



Living Room

15'2 x 10'4

Having a bay window facing the front elevation with a radiator below along with timber laminate flooring.



Sitting/ Dining Room

21'7 x 10'4

This extended room has timber laminate flooring, two radiators and a patio door opening to the rear garden.





Kitchen

19'9 x 6'4

The kitchen is fitted with a range of shaker style wall, base and drawer units complimented by ornamental handles. Ample Quartz work surfaces housing a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances comprise a five ring gas hob, a two ring induction hob both with stainless steel and glass canopy extractor hood above, stainless steel double oven. There is space and plumbing for both washing machine and dishwasher, a housing cupboard for the gas combination boiler, a window faces the rear elevation and the second smaller window to the side elevation along with a UPVC opaque double-glazed door which also opens to the side elevation. Space below the stairs also has a small opaque window to the side elevation and is shelved with a light

First Floor Landing

With an opaque window to the side elevation and doors off opening to the family bathroom and all three bedrooms the principle of which has an ensuite.



Bedroom One

10'4 x 12'10

Fitted with a range of wardrobes and bedside cabinets and having a radiator and a window facing the rear elevation framing views over the rooftops to the hills in the distance.



En Suite

10'2 x 6'2

Having a built in corner shower enclosure, a low-level WC and pedestal wash hand basin with ceramic tile flooring, partially tile walls with a radiator and opaque window to the rear elevation.



Bedroom Two

15'2 x 10' 4

Having a bay window to the front elevation with a radiator below.



Bedroom Three

7'2 x 6'3

With a fitted cabin in bed, timber laminate flooring, radiator and window facing the side elevation.



Bathroom

8'8 x 5'9

Installed with a four piece suite comprising a panel bath, a corner multi jet shower enclosure, dual flush low level WC and a vanity unit with a wash hand basin and a mixer tap, the walls are partially tiled with a heated towel rail, opaque window to the side elevation, floor ceramic tile and access to the loft is in the ceiling.

Garage

22' x 8'8

A detached garage with an up and over garage door, power and light single glazed timber frame windows to the side elevation and an opaque single glazed wooden back door.

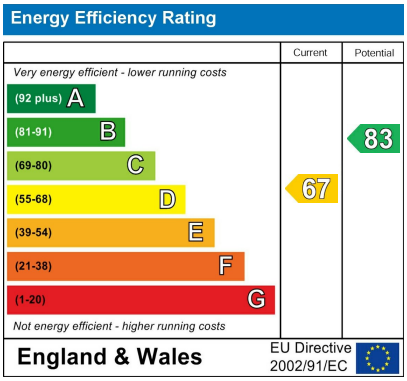


The rear garden enjoys a lovely sunny South facing orientation, it is relatively low maintenance being predominantly paved with slate chip and shrub gardens along with a brick barbecue and raised planters all of which are enclosed by a series of timber fence panels.

Town & Country
Estate & Letting Agents

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com
TEL: 01978 291345





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.