

Town & Country

Estate & Letting Agents

Broughton Road, Lodge, Wrexham

£179,950



Recently modernised to a high standard, this beautifully restored stone property features new wiring, new roofs, central heating, a stylish kitchen, and a contemporary bathroom. Highlights include UPVC double glazing, exposed stone and timber features, and grey shaker-style units. The home offers two bedrooms, open-plan living and dining areas, off-road parking, and a generous rear garden with multiple seating areas.

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DESCRIPTION

Having undergone a comprehensive program of modernisation and restoration, this beautifully presented stone property must be viewed to be fully appreciated. It has been totally renovated throughout, including new wiring, central heating, kitchen, bathroom and roofs —all completed to a high standard. Benefiting from UPVC double glazing throughout, the property comprises a living room with open throughway to a dining room featuring an exposed stone and ship's timber feature, leading to a newly fitted kitchen with grey shaker-style units. The first-floor landing, with its exposed brick flue, provides access to both bedrooms and a stunning contemporary bathroom suite. Externally, the property offers off-road parking, timber side access, and a generous rear garden with multiple seating areas.



LOCATION

Situated in the peaceful hamlet of Lodge, this property enjoys a rural setting with open countryside views while remaining just a short drive from Wrexham town centre. Excellent road links via the A483 provide easy access to Chester and the wider region, making it ideal for commuters. Nearby, you'll find local walking trails, countryside attractions, and essential amenities, offering the perfect blend of tranquillity and convenience.



LIVING ROOM

10'5 x 9'4

The living room is entered through a UPVC

opaque double-glazed front door, which opens onto wood grain-effect laminate flooring. The room features fitted cabinets and shelving, provision for an internet-supplied wall-mounted television, and a window facing the front elevation with a radiator below. Recessed downlights are set within the ceiling.



DINING ROOM

14'3 x 10'8 (max)

Continuing from the living room, the dining room also features wood grain-effect laminate flooring. There is a wall-mounted bronze column-style radiator, recessed ceiling downlights, and a display fireplace with a ceramic oak-effect mantle. Above the fireplace is provision for an internet-supplied wall-mounted television. Stairs rise to the first-floor accommodation, with a light oak veneer door opening to under-stairs storage. A striking stone throughway with an inset ship's timber lintel creates a standout feature in this room.



KITCHEN

10'6 x 7'2

A brand-new fitted kitchen comprises a range of grey shaker-style wall, base, and drawer units, complemented by stainless steel handles and marble-effect work surfaces. These house a resin single-bowl, single-drainer sink unit with adjustable mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, electric hob with sloping extractor hood above, and a plinth heater below. There is space and plumbing for a washing machine, along with housing space for a tall fridge/freezer. The flooring is ceramic tiled, with recessed ceiling downlights. Two windows face the rear elevation, and there is an opaque UPVC double-glazed back door.



FIRST FLOOR LANDING

The landing features an exposed brick flue, radiator, recessed ceiling downlights, and a loft hatch. Doors open to both bedrooms and the bathroom.



BEDROOM ONE

10'4 x 9'1

This room includes provision for an internet-supplied wall-mounted television, a radiator, and a window facing the front elevation, framing views of the countryside.



BEDROOM TWO

10'5 x 7'2

Also with provision for an internet-supplied wall-mounted television, this bedroom has a built-in over-stairs storage cupboard housing a recently installed Worcester gas combination boiler. A window faces the rear elevation with a radiator below, and recessed ceiling downlights complete the room.



BATHROOM

10'5 x 4'9

A stunning, contemporary bathroom suite with ceramic tile flooring and partially tiled polished concrete walls featuring recessed shelving. An extractor fan, chrome heated towel rail, and

opaque rear window add to the functionality. The suite includes a vanity unit with countertop-mounted wash hand basin and corner waterfall-style mixer tap, a dual flush low-level WC, and an L-shaped panel bath with waterfall-style mixer tap, dual-head thermostatic shower, and protective screen. Recessed downlights are set into the ceiling.



EXTERNALLY

To the front of the property is golden gravel off-road parking, with timber side access leading along the right-hand side of the property into the rear garden. A courtesy light is positioned to the left of the main entrance. The rear garden is of generous size, with a lower concrete seating area bordered by a stone wall. Steps rise to a predominantly lawned garden with hedging to the sides. At the rear is a low stone wall, chipped bark seating area, and timber fence panels. Additional features include an outside light, water supply, and external power sockets.



Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure: Freehold

Council Tax Band B £1706.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

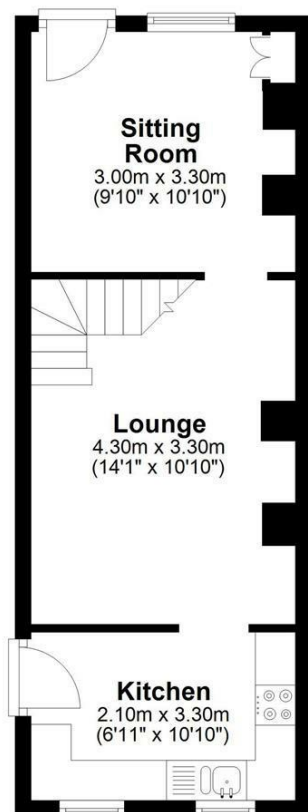
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.

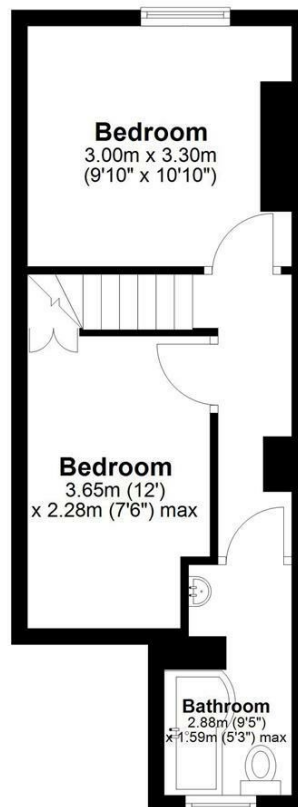
Ground Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



First Floor

Approx. 28.2 sq. metres (303.1 sq. feet)



Total area: approx. 59.9 sq. metres (644.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(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

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.