

# Town & Country

Estate & Letting Agents

Windermere Road, Wrexham

Offers Over £275,000



Located in a highly desirable suburban area of Wrexham, this four-bedroom semi-detached property offers easy access to the city centre, motorway links, and a wide range of local amenities. The home benefits from gas central heating and is predominantly UPVC double glazed. The accommodation includes an entrance porch, reception hall, living room, and an L-shaped kitchen with shaker-style units, as well as three ground floor bedrooms and a bathroom. Upstairs, a fourth bedroom with en-suite is accessed via the first-floor landing. Outside, the property sits on a low-maintenance brick-block plot with ample off-road parking, a timber garage, and a hedge-lined brick boundary wall. Offered with no onward chain.

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## DESCRIPTION

Situated with this highly desirable suburban Wrexham offering easy access to the city centre, to local motorway networks and then an abundance of amenities and facilities, this four bedroom, semidetached property enjoying the benefits of gas central heating and being predominantly UPVC double glazed in brief comprises an entrance porch, reception hall, living room, and L shaped kitchen fitted with shaker style wall base and drawer units, and in a hallway with access to 3 ground floor bedrooms and the bathroom and a first floor landing which allows access to a further bedroom with an ensuite. Externally, the property sits on the low maintenance brick block: a plot offering ample off-road parking as well as access to a timber garage with a low brick and hedge boundary wall. This property is available with no onward chain.



## LOCATION

Situated in the sought-after area of Wrexham, this property offers a perfect blend of suburban peace and everyday convenience. The location provides easy access to Wrexham city centre, local shops, schools, and essential amenities. Excellent road links to the A483 and M53 make commuting to Chester, North Wales, or the wider North West both quick and straightforward. The surrounding area also benefits from green spaces, parks, and local walking routes, ideal for families and outdoor enthusiasts.



## ENTRANCE PORCH

7'3 x 6'2

The property is entered through a leaded, opaque, double-glazed UPVC door that opens into an entrance porch. A window to the side elevation, along with a leaded and stained-glass internal window and door, leads into the reception hall.

## RECEPTION HALL

16'x 5'5

With stairs rising to the first-floor accommodation, a storage cupboard beneath, a radiator, doors to the living room and kitchen, and an open throughway leading to the inner hallway.



## LIVING ROOM

11'10 x 15'4

Featuring two windows to the front elevation, a radiator, and an open throughway into the kitchen.



## KITCHEN

17'8 x 11'8 (max)

Fitted with a range of shaker-style wall, base, and drawer units complemented by stainless steel handles and wood grain effect work surfaces. These house a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, gas hob, and extractor hood. There is space and plumbing for an American-style fridge-freezer and a washing machine. Two timber-framed double-glazed windows face the rear elevation, and a single-glazed timber panel door opens to the rear of the property.



## INNER HALLWAY

8'5 x 5'8

With doors leading to all three ground floor bedrooms and the bathroom.



## BATHROOM

5'5 x 7'8

Fitted with a modern three-piece white suite comprising a P-shaped panel bath with mixer tap and dual-head shower above, along with a curved protective screen, a dual-flush low-level WC, and a vanity unit with wash basin and mixer tap. The walls are part-panelled, the floor is tiled with ceramic, and the room also includes a radiator, recessed ceiling downlights, an extractor fan, and an opaque window to the rear elevation.



## BEDROOM ONE

12'6 x 11'5

A dual-aspect double bedroom with windows to the front and side elevations and a radiator.



## BEDROOM TWO

12'6 x 8'8

With a window to the side elevation and a radiator beneath.





## BEDROOM THREE

8'6 x 7'9

Featuring a window to the front elevation with a radiator below.

## FIRST FLOOR LANDING

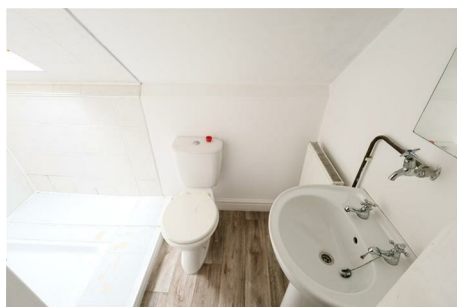
With a continuation of the banister and spindle balustrades from the reception hall. A double-glazed timber-framed skylight faces the rear elevation. There is a door to eaves storage and another leading to the fourth bedroom.



## BEDROOM FOUR

16'9 x 9'7 (max)

With an opaque double-glazed timber-framed window to the side elevation, a radiator, an internal door to the en-suite, and double-glazed timber-framed skylights to both front and rear elevations.



## EN-SUITE SHOWER ROOM

7'7 x 3'8 (max)

Partially tiled, with a fitted shower and tray, dual-flush low-level WC, wash hand basin, radiator, and a double-glazed timber-framed skylight to the front elevation.



## EXTERNALLY

The property occupies a low-maintenance brick-block corner plot, providing ample off-road parking all around. It is bordered by a hedge and a low brick boundary wall, with gated pedestrian access. To the rear of the property is a timber garage with double doors.



## ADDENDUM

The property benefits from an internal sprinkler system and has recently been re-carpeted.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band: F £3168.00

## 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.

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.

