

Town & Country

Estate & Letting Agents

Waverley Crescent, Rossett, Wrexham

£200,000



Located within this highly desirable village, offering easy access to both Wrexham and Chester, as well as the local motorway networks and a host of day-to-day amenities and facilities. This semi-detached property benefits from UPVC double glazing and, in brief, comprises an entrance hall, a dual-aspect living room, a kitchen/dining room, and a rear hall with cloakroom/WC completing the ground floor. The first-floor landing provides access to two double bedrooms and a three-piece white shower suite. Externally, the property sits on a generous plot with double iron gates opening to off-road parking alongside a gravelled front garden with a circular paved feature.

Side access leads to the rear garden, which is mainly laid to lawn with mature plants, shrubs, and trees.

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DESCRIPTION

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LOCATION

Located in the highly desirable village of Rossett, Waverley Crescent offers a peaceful setting with excellent access to both Wrexham and Chester. The village provides a range of local amenities, including a primary school, shops, pubs, and scenic riverside walks. Ideal for commuters, Rossett is well connected via the A483 and nearby public transport links. The area combines village charm with convenience, making it a popular choice for families and professionals alike.

ENTRANCE HALL

The property is entered through a UPVC double-glazed front door, which opens into a hallway with stairs rising to the first-floor accommodation and a door leading to the living room.



LIVING ROOM

15'6 x 10'3

A dual-aspect room with windows to the front and rear elevations, an electric wall heater, and an electric fire set within a marble hearth and Adam-style surround. A door leads through to the kitchen/dining room.



KITCHEN/DINING ROOM

13'0 x 12'4

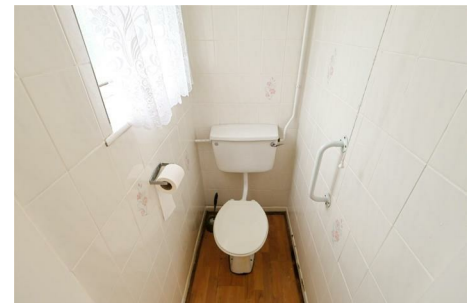
The kitchen features wood-grain effect

laminated flooring, an electric wall heater, two windows to the front elevation, and one to the rear. It is fitted with a range of wood-grain effect wall, base, and drawer units complemented by stainless steel handles. The work surfaces house a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is also space and plumbing for a washing machine.



REAR HALL

With a UPVC double-glazed back door and a door leading to the cloakroom/WC.



CLOAKROOM W/C

4'2 x 2'3

Fully tiled and fitted with a low-level WC, with an opaque window to the rear elevation.

FIRST FLOOR LANDING

With a window to the rear elevation, access to the loft, an airing cupboard, and doors opening to the shower room and both double bedrooms.



SHOWER ROOM

8'4 x 5'5 (max)

Formerly a bathroom, now fitted with a dual-flush low-level WC, a pedestal wash hand basin, and a separate shower enclosure with electric shower. The walls are fully tiled and there is an opaque window to the rear elevation.



BEDROOM ONE

13'0 x 12'0

A spacious double bedroom with an electric wall heater and windows to both the front and rear elevations.



BEDROOM TWO

11'0 x 8'9

With a window to the front elevation, an electric wall heater, and a built-in wardrobe.



EXTERNALLY

To the front of the property, double iron gates open to off-road parking alongside a gravelled front garden. Access to the rear garden runs along the right-hand side of the property.

The rear garden is of a generous size, being predominantly laid to lawn, with mature plants, shrubs, and trees, along with an external light.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D - £2193.00

Viewings

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

To Make an Offer (Wrexham)

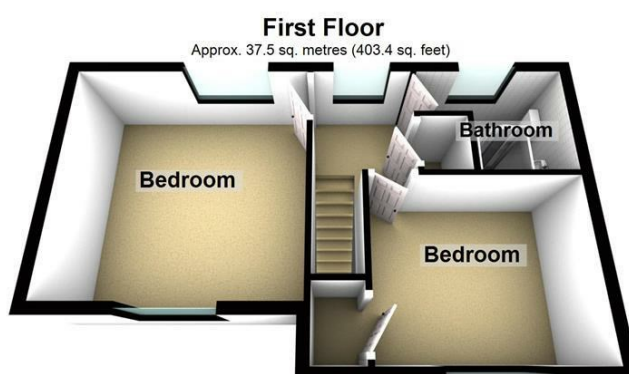
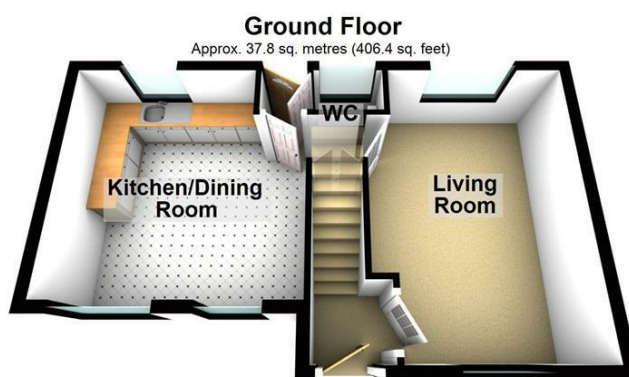
If you would like to make an offer, please contact a member of our team who will assist you further.

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.



Total area: approx. 75.2 sq. metres (809.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	36	
(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.