

Town & Country

Estate & Letting Agents

Hampden Road, Wrexham

£120,000



Set within easy walking distance of Wrexham town centre with all amenities walking distance presents this two bedroom end of terrace property, benefitting from gas fired central heating and UPVC double glazing throughout.

The internal accommodation in brief comprises; entrance hall, living room, dining room, kitchen, first floor landing, two bedrooms, and a bathroom. Externally, to the front of the property is small forecourt, with a rear courtyard and a low maintenance, gravel garden beyond.

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Entrance

The property is entered through UPVC double glaze front door, which opens to an entrance hall with timber laminate flooring, radiator and stairs of rising to the first floor accommodation.



Dining Room

11'8 x 9'10

With timber laminate flooring. An electric fire in a granite hearth and Adam style surround. Radiator. Glazed double doors open to the living room.

window to the side x2. UPVC double glazed back door to rear.



Lounge

12'10 x 9'8

Containing a living flame gas fire set within a marble hearth. Double glazed window to front. Radiator.



Landing

Loft access. Featuring spindle balustrades. Doors off to:



Kitchen

20'2 x 6'10

A spacious kitchen fitted with a range of light, oak style wall and base units. Ample work surface space. Stainless steel single drainer sink unit. Plumbing for washing machine. Double glazed

Bedroom One

12'6 x 13'0

Double glazed window to front x2. Radiator.



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Bedroom Two

12'6 x 7'6

With a built-in cupboard housing a gas Worcester combination boiler. Double glazed window to rear. Radiator.



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Bathroom

Installed with a colour suite, comprising a pine panel bath with shower above, low-level WC, pedestal wash hand basin. Partly tiled walls. An opaque window to the rear elevation. Radiator.



Outside

The property is separated from the pavement by a small forecourt. Outside the back door is a small enclosed courtyard with an outside light and a water supply beyond, which is a low maintenance, predominantly gravel garden which enjoys a southerly facing aspect.

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 the office and one of the team will assist you further.

Services (Wrexham)

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

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.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

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.

