

# Town & Country

Estate & Letting Agents

Derwent Crescent, Wrexham

£169,950



Located in this sought-after suburb of Wrexham, a three bedroom semi-detached property being a light and spacious accommodation, benefitting from UPVC double glazing. The property comprises; entrance hall, living room, dining room, kitchen, side passageway with WC, access to the single garage on the ground floor, with three bedrooms and the bathroom on the first floor. Externally to the front of the property is a predominantly lawned garden and off-road parking whilst the rear garden is mainly paved and shrubbed and is not directly overlooked from the rear. Viewers should be informed that the property itself is in need of modernisation and has been subject to a burst pipe in the loft which has caused a degree of water damage to the central section of the property. Other considerations to be considered are that the property will need a rewire and new central heating installed. The property is available for purchase with no onward chain.

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TEL: 01978 291345



## Location

Being within walking distance of Acton Park which is centred around a fishing lake and popular amongst dog owners and families. There are both primary and secondary schools within the catchment together with good road links into Wrexham, Shropshire and Chester which allows for daily commuting to the major commercial and industrial centres of the region. The parade of shops in the nearby Borras and Garden Village areas offer a convenient range of shopping facilities and amenities. A frequent bus service operates into Wrexham and Chester from the nearby Chester Road.

## Entrance

The property is entered through timber panel and glazed front door, which opens to an entrance hall. There are stairs rising to the first floor accommodation. Radiator. Doors to:



## Lounge

15'0 x 11'6

Double glazed bay window to front. Radiator. Double doors opening to dining room.



## Dining Room

10'7 x 10'0

Double glazed window to rear. Radiator.



## Kitchen

10'3 x 9'6

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & 1/2 bowl sink unit with mixer tap and splashback's. Integrated kitchen appliances including an oven, hob, extractor fan and fridge. Space and plumbing for washing machine. Double glazed window to rear. Radiator.

## Cloakroom

Low level W/C. Opaque window to rear.

## Landing

Loft access. Double glazed window to side. Doors off to:



## Bedroom One

12'4 x 11'5

Double glazed window to front. Radiator.



## Bedroom Two

14'8 x 9'5

Built-in wardrobe x2. Double glazed window to rear. Radiator.

## Bedroom Three

8'10 x 8'10

Large built-in cupboard. Double glazed window to front. Radiator.



## Bathroom

6'5 x 5'6

Low level W/C. Wash hand basin. Panel enclosed bath. Partially tiled walls. Double glazed window to rear. Radiator.

## Garage

With an up and over garage door. Opaque window to the side elevation. Power and light.



## Outside

With a good sized predominantly lawned garden and off-road parking to the front. Predominantly paved and shrubbed with a greenhouse and not directly overlooked garden to the rear.

## 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.

