

Town & Country

Estate & Letting Agents

Montgomery Road, Wrexham

£129,950



An excellent opportunity to purchase a three bedroom semi-detached property situated in close proximity to Wrexham town, in need of some internal modernisation. The property comprises; entrance hall, lounge, kitchen and cloakroom on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a lawned garden to front, with garage and further garden to rear. Viewings are highly recommended! NO CHAIN

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



Entrance

The property is entered through a UPVC double glazed front door, which opens to an entrance hall with a radiator and large store cupboard. An open staircase rising to the first floor accommodation and an internal door opening to the living room.



Lounge

14'10 x 11'8

Double glazed window to front. Radiator. Internal door opening to:



Kitchen

11'5 x 10'10

Fitted with a range of light oak style base units and complementary work surfaces. Stainless steel single drainer sink unit with mixer tap and splashback tiling. Space and plumbing for an under-counter washing machine. Space for a cooker. Wall-mounted Worcester boiler. Ceramic tiled flooring. Double glazed window to rear. Internal door to rear hallway. Radiator.

Rear Hallway

Having a ceramic tiled floor, a UPVC double glazed back door to garden. Internal doors opening to the cloakroom, low-level W/C, and to a large built-in utility/store measuring 6'5 x 6'0.

Cloakroom

Low level W/C. Wash hand basin. Ceramic tiled flooring and tiled walls. Opaque double glazed window to rear.

Landing

Loft access. Airing cupboard. Internal doors to:



Bedroom One

13'0 x 9'9

Double glazed window to front. Radiator.



Bedroom Two

12'8 x 9'0

Double glazed window to rear. Radiator.



Bedroom Three

10'10 x 8'6 max

Double glazed window to front. Radiator.



Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Separate shower enclosure. Partly tiled walls. Double glazed opaque window to rear. Radiator.



Externally

To the front of the property is a small lawn and garden. The rear garden is predominantly land with a timber shed. There is a single garage with rear gated access and an external water supply and light.



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.

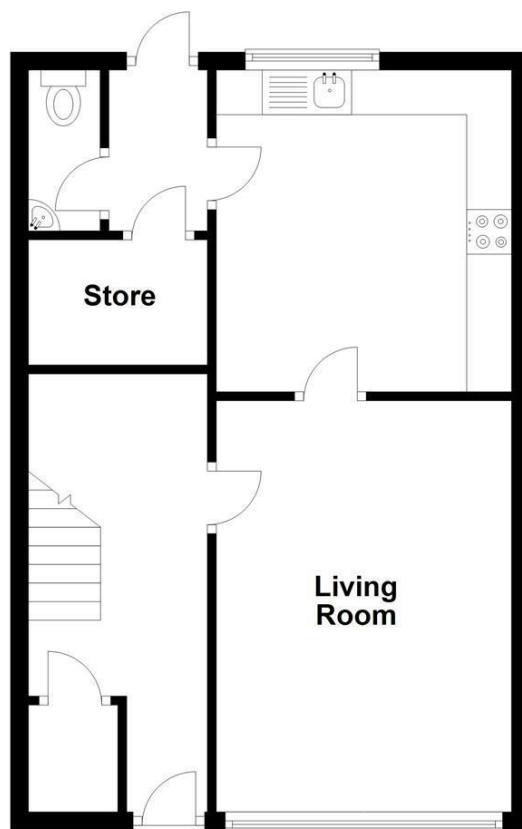
Hours of Business (Wrexham)

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.



Ground Floor

Approx. 44.8 sq. metres (482.4 sq. feet)

Total area: approx. 89.3 sq. metres (961.4 sq. feet)

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	86
England & Wales		EU Directive 2002/91/EC