

# Town & Country

Estate & Letting Agents

Stanley Street, Hightown

£115,000



A spacious two bedroom terraced property situated in close proximity to Wrexham town in need of internal renovation. The property comprises; entrance porch, lounge, sitting/dining room and kitchen on the ground floor, with two bedrooms and shower room on the first floor. Externally are paved gardens to front and rear.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Entrance Porch

Double glazed door to front entrance porch. Door through to:

## Lounge

13'2" x 10'10"

Wall-mounted gas fire. Double glazed window to front

## Sitting Room/Dining Room

13'0" x 10'5"

Wall-mounted gas fire with tiled hearth. Understairs storage cupboard. Double glazed window to rear.

## Kitchen

12'9" x 7'11"

Fitted with a range of wall, base and drawer units with complementary work surfaces. Stainless steel sink unit and drainer. Electric and gas points for cooker. Plumbing for washing machine. Localised wall tiling. Tiled flooring. Double glazed window and door to rear.

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## Landing

Loft access. Doors to:

## Bedroom One

12'3" x 10'9"

Built-in wardrobes. Double glazed window to front.

## Bedroom Two

13'0" x 7'11"

Double glazed window to rear.

## Shower Room

Low level W/C. Wash hand basin set in vanity unit. Large walk-in shower cubicle. Fully tiled walls. Tiled flooring. Heated towel rail. Airing cupboard. Double glazed window to rear.

## Outside

Paved garden to front. Paved patio and gravelled area with outhouse to rear.

## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

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

## Mortgage Advice

Town and Country Property Services 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

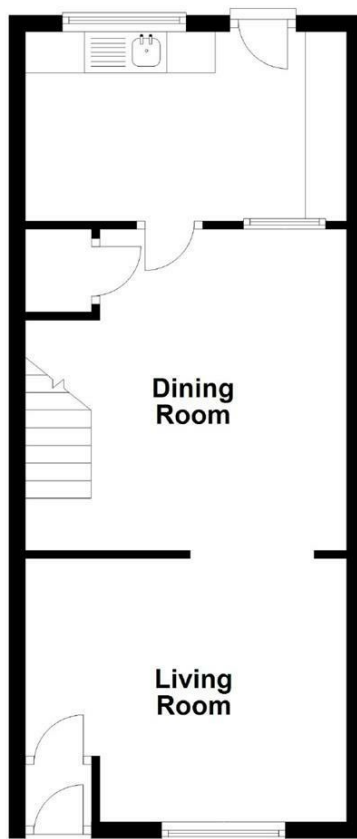
Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.





**Ground Floor**

Approx. 37.4 sq. metres (403.0 sq. feet)

Total area: approx. 68.9 sq. metres (741.5 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	