

Town & Country

Estate & Letting Agents

Windsor Road, New Broughton, Wrexham

£159,950



Offering much more than initially meets the eye, this three-storey property—with the potential for up to four bedrooms, depending on how its versatile accommodation is utilised—benefits from uPVC double glazing and gas central heating, having just undergone a programme of modernisation. The property comprises an entrance hall with a living room and sitting room off, an inner hall with a bathroom, and stairs descending to a recently installed kitchen with an adjoining dining room, rear hall, and cloakroom/WC. To the first floor, the landing provides access to three bedrooms. Externally, the property features a predominantly lawned front garden, while to the rear there is a lawn and shrub garden with vehicle access leading to a detached single garage. This property is available with no onward chain.

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

TEL: 01978 291345



DESCRIPTION

This three-storey property offers flexible accommodation with the potential for up to four bedrooms. The home benefits from UPVC double glazing, gas central heating, and has recently undergone a programme of modernisation including a new kitchen, bathroom, boiler, and full rewire. The layout includes an entrance hall, living room, sitting room, bathroom, and a lower ground floor with a modern fitted kitchen, dining room, rear hall, and cloakroom/WC. The first floor provides three bedrooms. Externally, there is a lawned garden to the front and a rear garden with lawn and shrubs, as well as vehicle access to a detached single garage. The property is offered with no onward chain.

LOCATION

The property is situated in a well-established residential area close to local amenities including shops, schools, and public transport links. It offers convenient access to nearby towns and main road networks, providing good connections for commuting and everyday travel.

ENTRANCE HALL

UPVC double glazed door opening to wood-grain effect ceramic tiled flooring, radiator, stairs rising to the first floor, and doors leading to the living room/bedroom and sitting room.



LIVING ROOM

11'0" x 11'5"

Featuring a coal-effect gas fire, window to the front elevation with radiator below. Although currently used as a living room, this space could easily be converted into a bedroom if required.



SITTING ROOM

13'0" x 12'0"

With quarry tile flooring, window to the rear elevation, radiator, and a feature media wall with space for a television and audio equipment, complemented by shelving with recessed lighting. A door leads to the inner hall.

INNER HALL

With open staircase descending to the kitchen and a door opening to the bathroom.



BATHROOM

7'4" x 4'6"

Newly installed three-piece white suite comprising a panelled bath with mixer tap and thermostatic shower over with protective screen, dual-flush low-level WC, and vanity unit with wash hand basin and mixer tap. Wood-grain effect flooring, panelled walls, chrome heated towel rail, extractor fan, opaque window to the rear elevation, and recessed ceiling downlights.



KITCHEN

14'0" x 10'9" max

A newly fitted modern kitchen featuring a range of grey base and drawer units with stainless steel handles and ample work surfaces.

Includes a stainless steel single drainer sink with one and a half bowls and mixer tap with tiled splashback. Integrated appliances include a stainless steel oven and hob. Stone-flagged flooring, radiator, recessed ceiling downlights, window to the rear elevation, and open throughways to the dining room and rear hall.



DINING ROOM

9'9" x 9'4"

With continuation of the stone-flag flooring, single glazed window, and recessed ceiling downlights.

REAR HALL

Also with stone-flag flooring, radiator, door to cloakroom/WC, and uPVC opaque double glazed rear door.



CLOAKROOM W/C

2'9" x 3'9"

Fitted with a macerating low-level WC and corner wash hand basin with waterfall-style mixer tap and tiled splashback.

FIRST FLOOR LANDING

White-painted banister with spindle balustrades, access to loft, and doors to all bedrooms.



BEDROOM ONE

13'8" x 7'6"

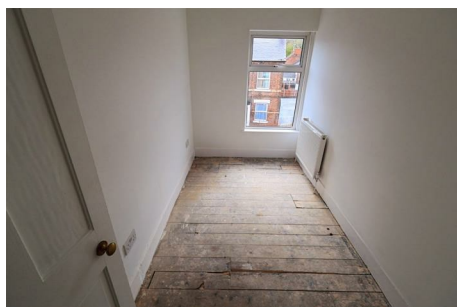
Window to front elevation, radiator, and fitted wardrobes with overhead storage.



BEDROOM TWO

9'6" x 9'0"

Window to rear elevation and radiator.



BEDROOM THREE

10'0" x 5'3"

Window to front elevation and radiator.



EXTERNALLY

Predominantly lawned forecourt garden with iron gate and quarry-tiled pathway leading to the front door. Predominantly lawned garden with concrete seating area, external light, and canopy above the rear door. Towards the rear of the garden is vehicle access to the detached garage, which has double timber doors to the front, a single timber side door, and a single glazed rear window.



Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not

necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Services (Wrexham)

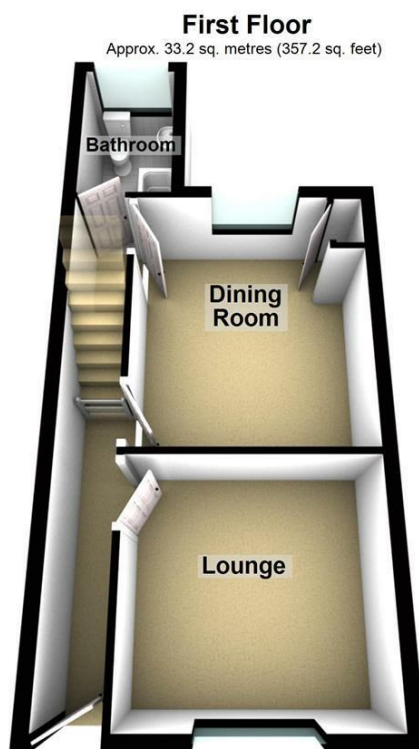
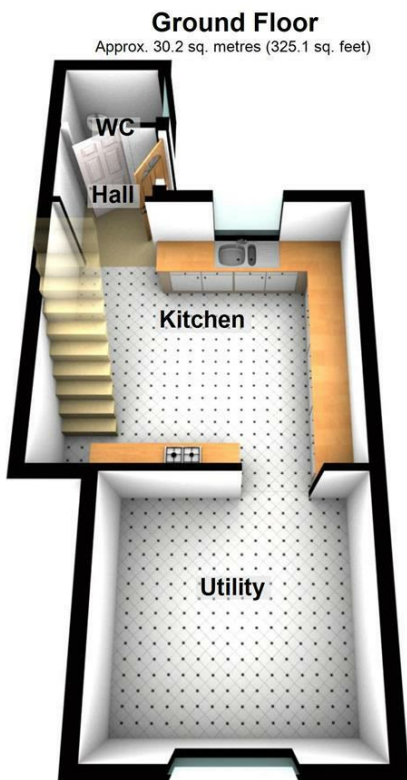
The agents have not tested any of the appliances listed in the particulars.

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.

Viewings (Wrexham)

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



Total area: approx. 93.2 sq. metres (1003.3 sq. feet)

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		
	67	79
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.