

Town & Country

Estate & Letting Agents

Edward Street, Wrexham

Offers In The Region Of
£135,000



Conveniently located for Wrexham city centre and motorway links, this two-bedroom terraced home benefits from UPVC double glazing and gas central heating. The accommodation comprises vestibule, living room, dining room, kitchen and ground floor bathroom, with two double bedrooms to the first floor. Externally, there is a rear courtyard leading to a passageway and enclosed garden.

Available with no onward chain.

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DESCRIPTION

Ideally located for easy access to Wrexham city centre and the local motorway networks, as well as a host of amenities close at hand, this two-bedroom terraced property benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises vestibule, living room, dining room, kitchen and ground floor bathroom, with two double bedrooms to the first floor. To the rear is a courtyard leading to a passageway and an enclosed garden beyond.

The property is available with no onward chain.



LOCATION

The property is situated on Edward Street, conveniently positioned within walking distance of Wrexham city centre. The area offers a wide range of local amenities including shops, supermarkets, schools, and leisure facilities. There is excellent access to local bus routes and Wrexham General and Central railway stations, together with good road links to the A483 providing connections to Chester, Oswestry and the wider motorway network.

VESTIBULE

The property is entered via a UPVC double-glazed front door opening into the vestibule, with an internal glazed door leading into the living room.



LIVING ROOM

11'9 x 11'10

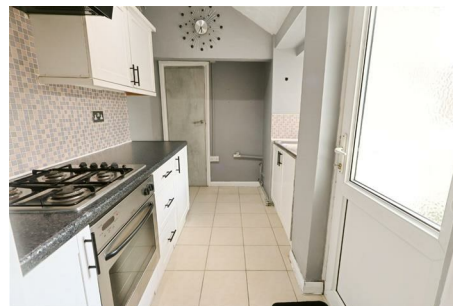
Featuring woodgrain-effect laminate flooring, a radiator, fireplace, and a window to the front elevation. A door leads to the inner hallway, which provides open access to the dining room and stairs rising to the first-floor accommodation.



DINING ROOM

12 x 11'10

With woodgrain-effect laminate flooring, radiator, under-stairs storage cupboard, and a window to the rear elevation. There is a gas fire with a feature Adam-style surround. A door leads to the kitchen.



KITCHEN

10'4 x 5'2

Fitted with a ceramic tiled floor and a range of wall, base and drawer units. Incorporates a stainless steel single drainer sink unit with tiled splashback, built-in stainless steel oven, hob and extractor hood, and space and plumbing for a washing machine. Window to the side elevation and opaque door opening to the rear yard. A further door leads to the bathroom.

FIRST FLOOR LANDING

With loft access and doors leading to both double bedrooms.



BEDROOM ONE

11'10 x 11'3

With built-in double wardrobe, radiator, and window to the front elevation.



BEDROOM TWO

11'10 x 11'6

With radiator, window to the rear elevation, and fitted mirrored double wardrobe housing the Ideal Logic gas combination boiler.



BATHROOM

5'6 x 4'10

Appointed with a white three-piece suite comprising panelled bath with mixer tap and shower attachment, dual-flush low-level WC, and pedestal wash hand basin. Tiled walls, chrome heated towel rail, and opaque window to the side elevation.



EXTERNALLY

To the front of the property there is a

small forecourt. The rear courtyard features artificial lawn and is enclosed by a brick wall with a timber gate opening to a rear passageway. Beyond the passageway is a further enclosed garden with artificial lawn and patio area, bounded by timber fence panels.



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.

Services

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

Freehold

Council Tax - C (£1949 Per Year)

Viewings

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

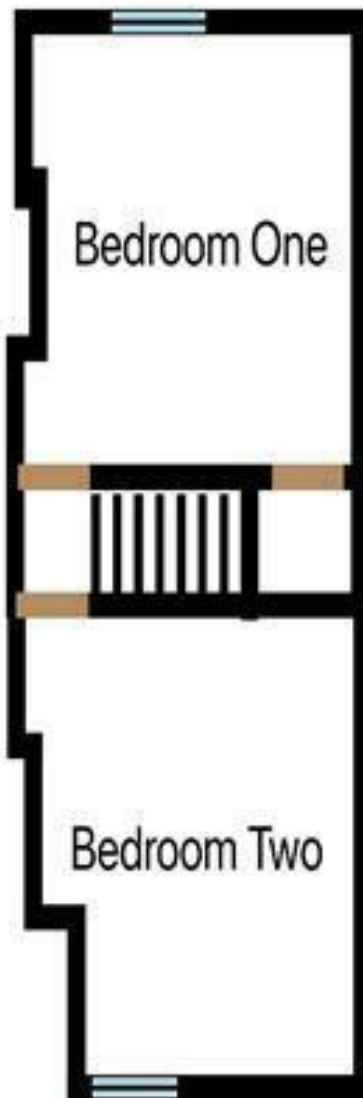
To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

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



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	52	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC