# Town & Country

Estate & Letting Agents

Newton Street, Wrexham

Offers Over £160,000









A well-presented two-bedroom semi-detached home with bay-fronted living room, modern kitchen/dining room, and first-floor bathroom. Features include UPVC double glazing, gas central heating, off-road parking, gated side access, and a rear garden with patio and lawn. Ideally situated close to Wrexham town centre and local amenities.

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

**TEL: 01978 291345**

# Newton Street, Wrexham

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## LOCATION

Newton Street is situated close to the heart of Wrexham, providing easy access to the town centre, local shops, schools, and public transport links. The area benefits from excellent road connections and proximity to parks and recreational facilities, making it ideal for families and commuters.



## DESCRIPTION

Ideally located for easy access to Wrexham town centre and local amenities, this two-bedroom semi-detached home benefits from UPVC double glazing and gas central heating. The property comprises an entrance hall, living room with a front bay window, kitchen/dining room with a range of modern gloss white wall, base, and drawer units, and a first-floor landing providing access to two bedrooms and a modern three-piece bathroom suite.

Externally, the property features a golden gravel front garden with paved off-road parking, gated side access, and a rear garden with a paved patio and lawn, enclosed by concrete posts and timber fence panels.

## ENTRANCE HALL

Entered through an opaque UPVC double-glazed front door onto woodgrain-effect laminate flooring. The hall includes a radiator, stairs rising to the first floor, and a door leading to the living room.



## LIVING ROOM

(14’7” × 11’3”)

Featuring a bay window to the front elevation, a radiator, and an ornamental fireplace with a slate hearth and exposed timber mantle. A doorway leads into the kitchen/dining room.



## KITCHEN/DINING ROOM

(14’2” × 8’0”)

Fitted with modern gloss white wall, base, and drawer units with stainless steel handles and woodgrain-effect work surfaces. The kitchen includes a resin single drainer sink unit with mixer tap, tile splashback, integrated dishwasher, stainless steel oven and hob with extractor hood, space for a fridge/freezer, and plumbing for a washing machine. Two rear-facing windows and a UPVC door provide access to the rear garden. The room also benefits from under-stairs storage, recessed downlights, radiator, and woodgrain-effect flooring.



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## LANDING

With an opaque window to the side, loft access, and doors leading to both bedrooms and the bathroom.



## BEDROOM ONE

(14’2” × 12’0” max)

A spacious front-facing room with a bay window and an additional arch window, radiator, and a built-in cupboard housing the gas combination boiler.



## BEDROOM TWO

(11’2” × 7’2”)

Rear-facing with a window and radiator.



## BATHROOM

(8'0" × 6'5")

Modern three-piece suite comprising an L-shaped panel bath with a thermostatic shower and protective screen, a dual-flush low-level WC, and a pedestal wash hand basin with waterfall-style mixer tap. Walls are partially tiled, with a chrome heated towel rail, recessed downlights, opaque rear window, and extractor fan.



## REAR GARDEN

Accessed via the kitchen door or side timber gate. The garden features a paved patio area leading to a lawn beyond, enclosed by concrete posts and timber fence panels. An external water supply is available.



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## Services (Wrexham)

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

Council Tax Band - C

## Viewings (Wrexham)

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

## 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.

## To Make an Offer (Wrexham)

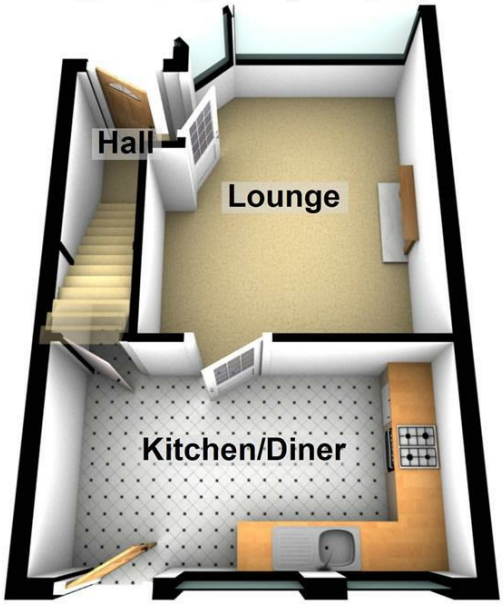
If you would like to make an offer, please contact a member of our team who will assist you further.

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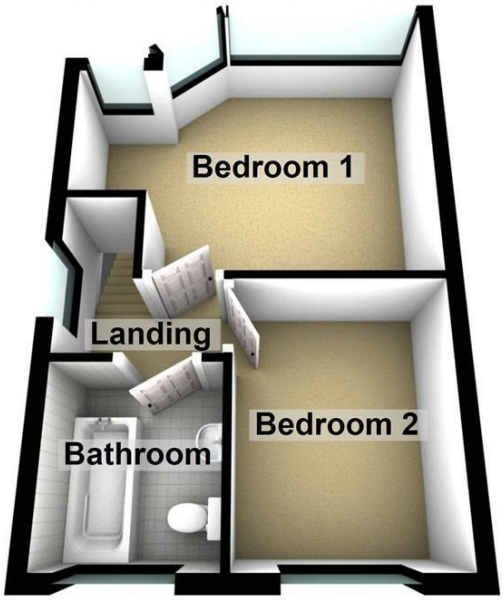
## Ground Floor

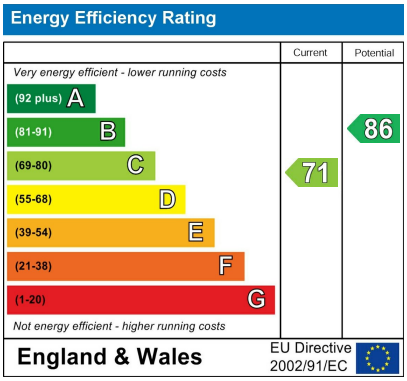
Approx. 28.8 sq. metres (309.6 sq. feet)




## First Floor

Approx. 29.1 sq. metres (313.0 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 most 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.