

Town & Country

Estate & Letting Agents

Crispin Lane, Wrexham

£125,000



A bay-fronted, three-bedroom terrace just a short walk from Wrexham's Racecourse, requiring some modernisation, with gas central heating and UPVC double glazing. Offered with no onward chain, it includes an entrance hall, living room, dining room, kitchen, three bedrooms, and a spacious three-piece bathroom.

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DESCRIPTION

Situated just a short walk from Wrexham's Racecourse football ground, this bay-fronted, three-bedroom terrace requires some modernisation but benefits from gas central heating and UPVC double glazing. Offered with no onward chain, the property comprises an entrance hall, living room, dining room, kitchen, and first-floor landing with three bedrooms and a generous three-piece bathroom.



LOCATION

Situated within walking distance of Wrexham's Racecourse Stadium, local shops, schools, and transport links, this property offers easy access to the town centre while being in a convenient and well-established residential area.

ENTRANCE HALL

Accessed via an opaque UPVC double-glazed front door, the entrance hall features a radiator and stairs rising to the first floor, with doors leading to the living room and dining room.



LIVING ROOM

11 x 10'9

This room includes a fitted meter cupboard, a radiator, and a small front-facing bay window.



DINING ROOM

13'4 x 9'10

The dining room has a rear-facing window with a radiator beneath, an Adam-style fireplace, and an under-stairs storage cupboard. A door leads through to the kitchen.



KITCHEN

11'8 x 6'6

The kitchen is fitted with blue wall, base, and drawer units, complemented by wood-grain effect work surfaces. It

includes a stainless steel single-drainer sink with mixer tap, tile splashback, space for a cooker and fridge freezer, and plumbing for a washing machine. The ceramic tiled floor continues throughout. A wall-mounted gas combination boiler is installed, with a side-facing window and an opaque UPVC door opening to the rear courtyard. The courtyard is predominantly paved and includes timber gated pedestrian access and a timber storage shed.

FIRST FLOOR LANDING

Doors lead off to all three bedrooms and the bathroom.



BEDROOM ONE

13 x 6'2 (max)

A front-facing window and radiator are included.



BEDROOM TWO

9'10 x 6'6 (max)

This room has a rear-facing window with a radiator beneath.



BEDROOM THREE

9'8 x 6'9

Featuring a front-facing window and radiator. Bedrooms one and three were previously one larger room, now divided to create two separate bedrooms.



BATHROOM

11'1 x 6'6

A spacious bathroom fitted with a three-piece suite: a panel bath with mixer tap and handheld shower, dual-flush WC, and pedestal wash basin. The room also includes a radiator, partially tiled walls, extractor fan, and side-facing opaque window.

Services

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

Freehold

Council Tax Band - 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 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.

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