

Town & Country

Estate & Letting Agents

Hightown Road, Wrexham

£139,950



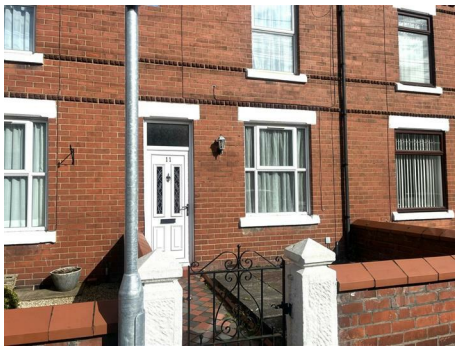
Ideally located for easy access to Eagles Meadow and Wrexham city centre, this property is within walking distance of a range of local amenities. It offers gas central heating and UPVC double glazing, with well-proportioned accommodation including an entrance hall, dining room open to the living room, and a fitted kitchen with appliances included. Upstairs are two bedrooms and a spacious family bathroom. Externally, there is a paved and gravel forecourt to the front, with an enclosed courtyard and gravelled garden to the rear.

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

TEL: 01978 291345

DESCRIPTION

Ideally situated for easy access to Eagles Meadow and Wrexham city centre, this property enjoys a wealth of local amenities within walking distance. The home benefits from gas central heating and UPVC double glazing throughout, and offers well-proportioned accommodation comprising an entrance hall, a dining room opening into the living room, and a fitted kitchen with appliances included in the sale. To the first floor are two bedrooms and a generous family bathroom. Externally, the property features a paved and gravel forecourt to the front, while the rear offers an enclosed courtyard and gravelled garden with pedestrian access.



LOCATION

Located within the established residential area of Hightown, the property enjoys a convenient setting close to Wrexham city centre, offering excellent access to a wide range of amenities, transport links and leisure facilities. Overall, the location combines everyday convenience with access to retail, leisure and transport, making it well suited to a range of buyers.



ENTRANCE HALL

Accessed via front door, featuring wood laminate flooring and stairs rising to the first floor.



LIVING ROOM

11'40 x 9'90 (max)

Front-facing window, convenient built-in storage, and open access to the dining room



DINING ROOM

12'32 x 9'90 (max)

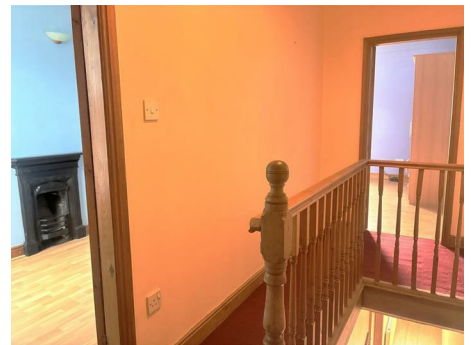
Rear-facing window, feature gas fire with decorative surround, door to the kitchen, and a wide archway opening into the living room.



KITCHEN

9'15 x 7 (max)

Fitted with a range of wall, base and drawer units with complementary work surfaces, stainless steel sink unit, appliances included in sale, cooker, fridge freezer and washing machine, side window, and door to the rear.



FIRST FLOOR LANDING

With loft access and doors leading to two bedrooms and the bathroom.



BEDROOM ONE

13'7 x 11'5

Spacious double bedroom with

front-facing window, ornamental fireplace, and laminate flooring.



BEDROOM TWO

12'4 x 8

Generous size rear facing window, ornamental fireplace, and laminate flooring.



BATHROOM

9'16 x 6'98 (max)

A spacious bathroom fitted with a white three-piece suite comprising panelled bath with electric shower over, pedestal wash hand basin, and dual flush low-level WC. Partially tiled walls, radiator, extractor fan, and opaque window to the rear elevation, including cupboard housing the Worcester combi boiler.



EXTERNALLY

Low-maintenance garden to the front. To the rear, an enclosed courtyard with shared access, gravelled area garden, outbuildings and fenced boundaries.



Services

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

Freehold

Council Tax Band - B (£1706 Per Year)

Viewings

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

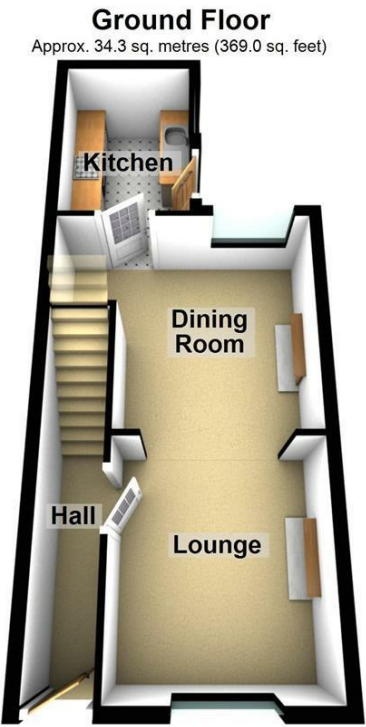
To Make an Offer

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.



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		
(81-91) B		
(69-80) C		
(55-68) D	64	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC