Town & Country

Estate & Letting Agents

Sutton Drive, Wrexham £160,000









Offering easy access to Wrexham and the surrounding motorway networks, this well-presented semi-detached property is ideally located close to a range of everyday amenities. Benefiting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, living room, kitchen/dining room, and conservatory. To the first floor are two generously sized bedrooms and a modern three-piece bathroom suite. Externally, the property boasts off-road parking and a low-maintenance rear garden.

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DESCRIPTION

A well-presented two-bedroom semi-detached home featuring off-road parking, modern kitchen/dining room, conservatory, and low-maintenance gardens, ideally located for access to Wrexham and local amenities.



LOCATION

Situated in a popular residential area, 4 Sutton Drive enjoys convenient access to Wrexham town centre, offering a wide range of shops, schools, and leisure facilities. Excellent transport links are nearby, including major road networks, making it ideal for commuters. The property is also close to local amenities and green spaces, providing a balance of convenience and lifestyle.

ENTRANCE HALL

To the front of the property, double iron gates open onto patterned concrete off-road parking, alongside a low-maintenance artificial lawn. A paved pathway runs along the right-hand side of the property, leading to gated access to the rear garden. A courtesy light is positioned to the right of the main entrance door.



LIVING ROOM

12’4” x 10’9”

A comfortable reception room featuring a bow window to the front elevation, a radiator, a wall-mounted electric fire, and provision for a wall-mounted television.



KITCHEN/DINER

15’6” x 11’8”

Fitted with a range of modern grey wall, base, and drawer units with stainless steel handles and ample work surface space. Includes a stainless steel single drainer sink with mixer tap and tiled splashback. Integrated appliances comprise an oven, hob, and extractor hood. There is space and plumbing for a washing machine, slimline dishwasher, and dryer. Additional features include a radiator, under-stairs storage cupboard, recessed ceiling downlights, and a window to the rear elevation.



CONSERVATORY

14’5” x 5’4”

A bright additional living space with a ceramic tiled floor and UPVC double-glazed frame, incorporating patio doors that open onto the rear garden.



BEDROOM ONE

15’6” x 11’0” max

A spacious double bedroom with a window to the front elevation, a radiator, and a fitted woodgrain-effect wardrobe with stainless steel handles.



BEDROOM TWO

11’0” x 9’5”

A well-proportioned bedroom featuring two sets of fitted wardrobes with overhead storage canopy, a window to

the rear elevation, and a radiator beneath.



BATHROOM

7'5" x 5'4" max

Fitted with a modern white suite comprising a panel bath with black waterfall-style mixer tap and thermostatic shower with glass screen. A vanity unit houses a wash hand basin with matching mixer tap and a dual flush low-level WC. The walls are partially tiled, and additional features include a radiator, opaque rear window, recessed ceiling downlights, and an extractor fan.



REAR GARDEN

A low-maintenance rear garden featuring a paved patio area, artificial lawn with decorative gravel borders, and a composite decked seating area to the rear. Also includes a timber shed, external lighting, and water supply. The garden is fully enclosed by timber fencing.

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.

Services

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

Mortgage Advice

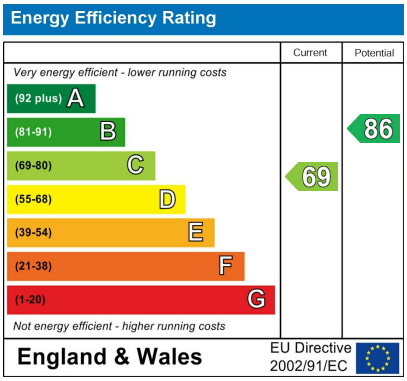
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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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