Town & Country

Estate & Letting Agents

Park Street, Wrexham

£175,000









A spacious period mid terrace property offering three bedrooms, an additional office/fourth bedroom, two generous reception rooms and a well-proportioned kitchen. Retaining a wealth of original character, including high ceilings, sash windows and feature doors, the property offers excellent potential for modernisation. Benefiting from a garage, parking , a cellar, enclosed rear courtyard and a convenient location close to Wrexham city centre, this property presents an ideal opportunity for families and buyers looking to create a superb long-term home.

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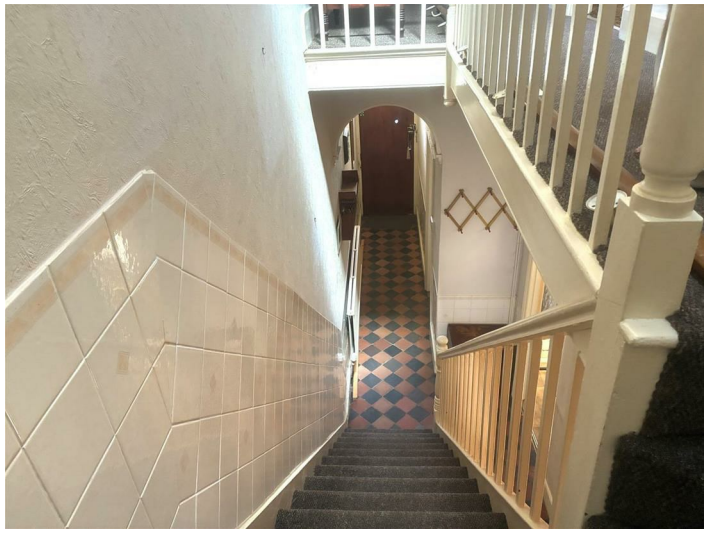
DESCRIPTION

A spacious three-bedroom period mid terraced home with an additional office/fourth bedroom, two reception rooms, original character features, cellar, enclosed rear garden and excellent potential, conveniently located close to Wrexham city centre. The generous loft space also presents exciting potential for conversion into additional living accommodation, subject to the necessary planning permission and Building Regulations approval, making this an ideal long-term investment. An ideal purchase for buyers seeking a renovation project, investment opportunity or forever family home, early viewing is highly recommended to fully appreciate the size, character and future potential this property has to offer. Benefitting from a cellar, enclosed rear courtyard, a garage and a convenient location close to Wrexham city centre, this property also includes a double garage with drive on a separate plot along the roadway. It presents an ideal opportunity for families and buyers looking to create a superb long-term home.



LOCATION

Situated on the popular Park Street, the property enjoys a convenient location within easy walking distance of Wrexham city centre, offering an excellent range of shops, cafés, restaurants and leisure facilities. The area is well served by both primary and secondary schools, public transport links and Wrexham General railway station, providing direct services to Chester, Shrewsbury and beyond. The nearby A483 offers excellent commuter access to Chester, Oswestry and the wider North West road network, making this an ideal location for both families and professionals.



ENTRANCE HALL

26'10" x 2'11"

A long and impressive entrance hallway retaining original flooring and character features, including partial wall tiling. The hallway provides access to the living room, kitchen, sitting room, downstairs WC, cellar and staircase leading to the first floor. A large radiator is positioned along one wall.



LIVING ROOM

11'9" x 13'11"

A spacious and welcoming living room featuring a beautiful bay window with original single-glazed sash windows, allowing an abundance of natural light to fill the space. High ceilings and original decorative coving enhance the room's character, while double-glazed sliding doors provide convenient access to the kitchen. The room is accessed directly from the entrance hallway.





SITTING ROOM

15'9" x 9'3"

Accessed via an original timber sliding door, this bright and spacious sitting room features uPVC double-glazed sliding patio doors opening onto the rear garden, together with a large rear-facing uPVC double-glazed window and underfloor heating.





KITCHEN

9'0" x 14'4"

A generously proportioned kitchen overlooking the rear of the property through a large window. Fitted with a stainless steel sink and offering space for a freestanding oven, washing machine and fridge freezer, the kitchen also benefits from partially tiled walls and access from both the entrance hallway and the living room via sliding doors.

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DOWNSTAIRS WC

5'2" x 3'9"

Conveniently positioned off the entrance hallway, the downstairs cloakroom comprises a low-level WC, wall-mounted wash hand basin, vinyl flooring, floor drain and extractor fan.



FIRST FLOOR LANDING

5'2" x 18'1"

The spacious first-floor landing provides access to all three bedrooms, the office/bedroom four and the family bathroom.



BEDROOM ONE

9'7" x 14'0"

A spacious principal bedroom overlooking the rear elevation. The room benefits from a large window, high ceilings, radiator and an attractive alcove, offering excellent potential for modernisation to create an impressive main bedroom.



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BEDROOM TWO

8'5" x 14'0"

A well-proportioned double bedroom featuring an original window, high ceilings, radiator and a useful alcove, creating an attractive and versatile living space.



OFFICE/BEDROOM FOUR

6'1" x 8'1"

A versatile room ideal as a home office, nursery or occasional fourth bedroom. The room also benefits from a built-in storage cupboard housing the Worcester combination boiler.



BEDROOM THREE

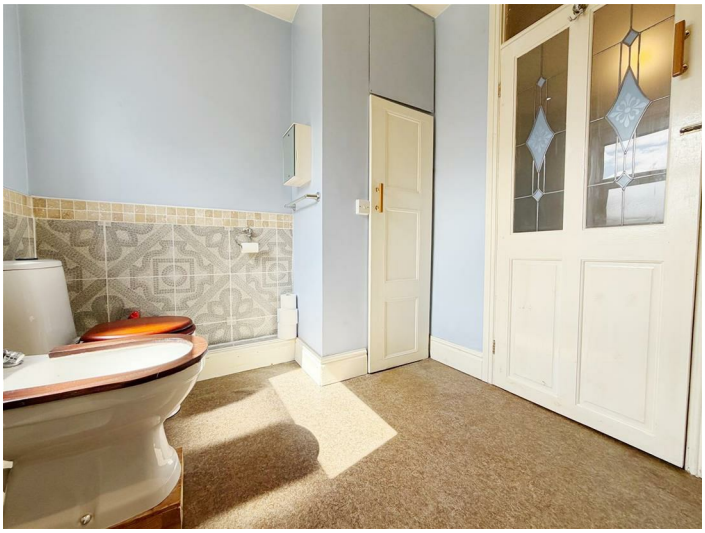
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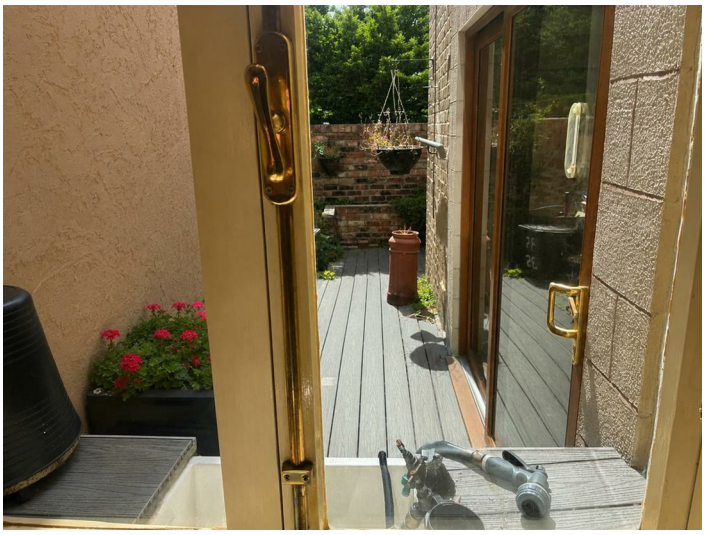
BATHROOM

10'1" x 7'4"

A spacious family bathroom fitted with a panelled bath, freestanding wash hand basin, low-level WC and bidet. Additional features include a built-in storage cupboard, newly tiled splashbacks, a uPVC double-glazed window, radiator and ceiling spotlights.



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EXTERNALLY

The enclosed rear courtyard features composite deck and wooden gate leading to a shared passageway.



GARAGE

Double-width open garage with a spacious driveway providing ample parking for multiple vehicles.



LOFT

Loft space offering excellent potential for conversion, subject to the necessary planning permissions.

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CELLAR
Cellar offering excellent potential for conversion, subject to the necessary planning permissions.

Services (Wrexham)
The agents have not tested any of the appliances listed in the particulars.
Freehold
Council Tax Band - C (£1949 Per Year)

Property Particulars Disclaimer
IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

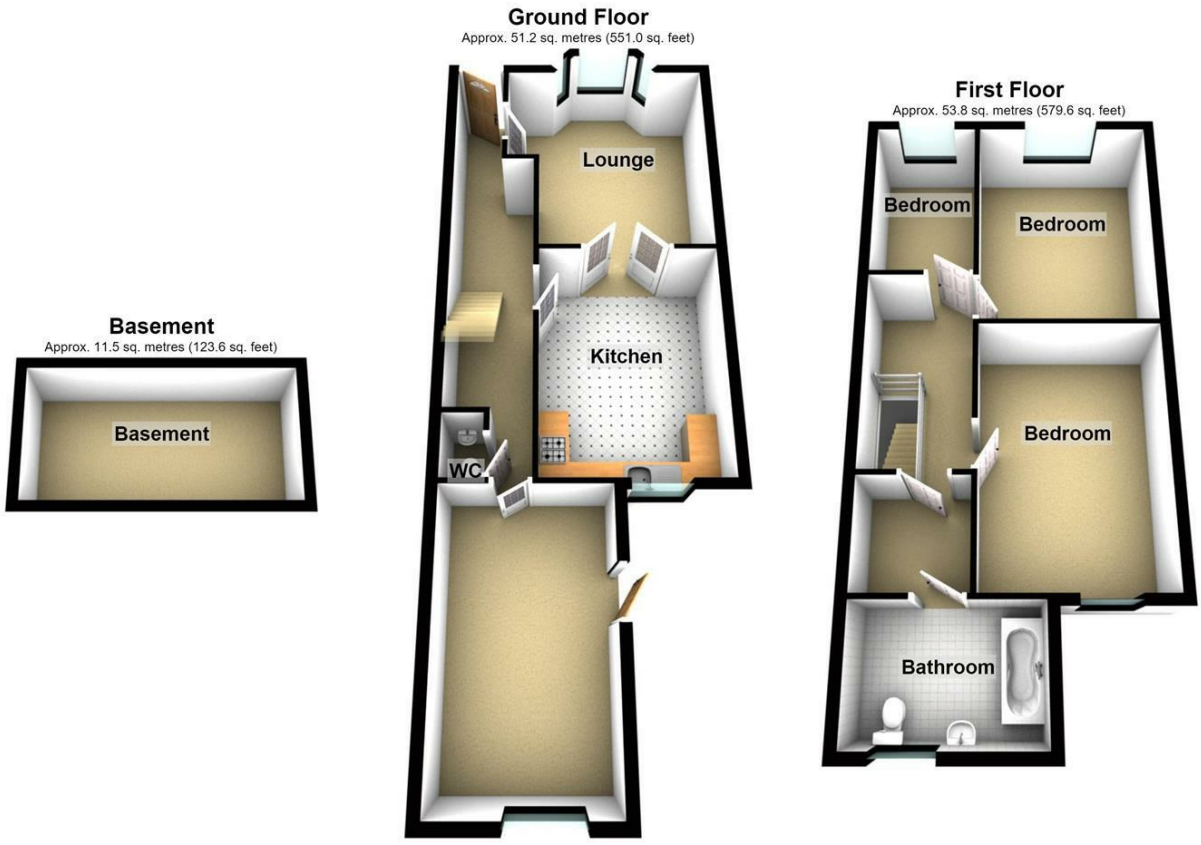
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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.

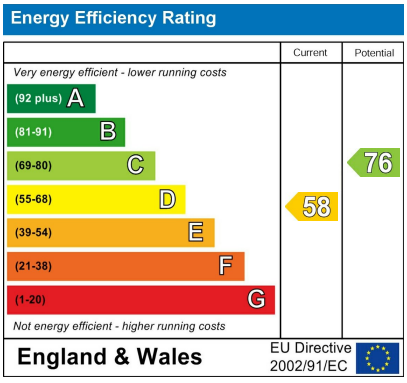
Viewings (Wrexham)
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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Total area: approx. 116.5 sq. metres (1254.2 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.