Town & Country

Estate & Letting Agents

Kingsley Road, Garden City, Deeside

Offers In The Region Of £100,000









Nestled within the popular village of Garden City, this mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. This property requires renovation throughout.

The property boasts a well-proportioned lounge, kitchen, downstairs bathroom, one large principal bedroom, a small bedroom and a large rear garden. There are excellent transport links to Chester and to the A550 taking you to Liverpool, Ellesmere Port and beyond.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

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LIVING ROOM

14'9" x 12'6"

A front-facing reception room featuring wood-effect flooring and a decorative fireplace with a gas fire insert. There's a large leaded window to the front elevation, double doors off to the kitchen and doors off to the hallway and staircase to the first floor landing.



KITCHEN

8'10" x 8'2"

The kitchen is fitted with light grey cabinets and worktop space, arranged in an L-shape. A single sink with a drainer unit is positioned beneath a leaded window, with a freestanding oven with gas hob and integrated extractor hood completing the layout. There is space for a washing machine and room for a dryer and free-standing fridge-freezer. All set against tiled flooring for easy maintenance.

HALLWAY

From the living room, the hallway provides access to the rear garden and the bathroom, houses under-stair storage and the fusebox.

BATHROOM

A simple bathroom with a low-level WC, wash hand basin and single bath with shower over. Also with a window to the rear elevation.

FIRST FLOOR LANDING

Entering from the living room, with a window to the rear elevation, loft access and doors off to both bedrooms.



BEDROOM ONE

15'1" x 11'10"

This large principal bedroom has neutral walls, a large window to the front elevation and features a traditional feature fireplace adding a homely touch.



BEDROOM TWO

11'10" x 8'6"

A compact bedroom featuring blue walls and carpet. A single window to the rear elevation. This room provides a simple and practical space suitable for a child's room, home office or guest bedroom.



EXTERNALLY

The rear garden is an expansive outdoor space enclosed by wooden fencing. A paved patio area leads out from the house, ideal for seating or dining, while the remainder is laid to lawn providing a generous area for gardening or play. A metal shed offers useful storage solutions towards one side.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band: C - £1,997.00
The owner of this property is associated with a member of staff in the office

Viewings (Wrexham)

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

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.

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.

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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.

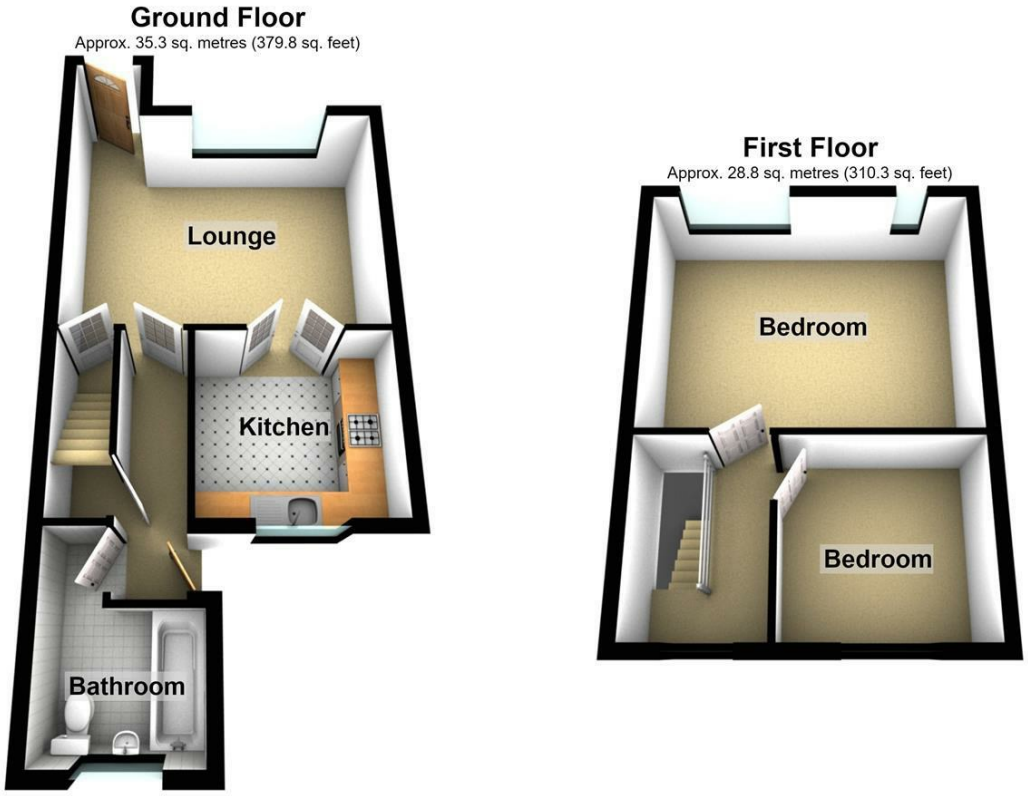
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Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

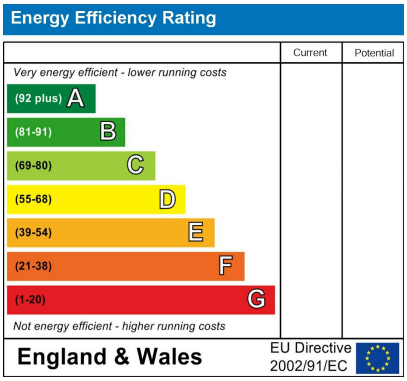
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Total area: approx. 64.1 sq. metres (690.1 sq. feet)



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.