



I Imperial Terrace

Wrexham || LL11 6YB

£159,950

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Situated in the popular residential area of New Broughton is this two-bedroom end-terraced home, offered for sale with the added benefit of no onward chain. In brief, the property comprises an entrance hallway, spacious open-plan living and dining room, a modern galley-style kitchen, rear porch and a downstairs shower room, providing ample ground floor accommodation. To the first floor there are two bedrooms and a family bathroom. The loft space is fully boarded with a window, offering valuable additional storage. Externally, there is a paved garden area to the front. A shared access driveway runs alongside the property, with a timber gate leading into the rear garden. The rear garden is a good size and features a block-paved patio, lawned area and a detached garage. There is also potential to create off-road parking to the rear, where fencing currently sits in place of a former gateway. Coronation Road is located in New Broughton, a well-established community with a number of amenities within walking distance, including local shops, a primary school, a convenience store and regular bus routes into Wrexham. Nearby Brynteg and Southsea offer additional facilities such as takeaways, cafes and parks, while Bersham Woods and Erddig National Trust provide excellent countryside walking routes close by. The property is also just a short drive from Wrexham City Centre, Eagles Meadow Shopping Centre and the A483, giving convenient access to Chester, Oswestry and the wider road network.

- TWO BEDROOM END-TERRACED HOME
- ENTRANCE HALL
- SPACIOUS LIVING AND DINING AREA
- MODERN KITCHEN
- REAR PORCH AND DOWNSTAIRS SHOWER ROOM
- TWO BEDROOMS AND BATHROOM TO FIRST FLOOR
- GARDEN TO THE REAR WITH POTENTIAL PARKING
- DETACHED GARAGE
- POPULAR RESIDENTIAL LOCATION
- NO ONWARD CHAIN



Entrance Hallway

UPVC double glazed door leading into entrance hall with wooden laminate flooring, ceiling light point, two overhead storage cupboards and hardwood glazed door leading into spacious living/dining area.

Living Dining Area

UPVC double glazed window to the front elevation and uPVC double glazed French doors to the rear. Electric fireplace and surround located in lounge along with the dining room featuring an impressive original cast iron range cooker set within a brick surround adding character. The room is completed with wooden laminate flooring, two panelled radiators, two ceiling light points, stairs to first floor and door into kitchen.

Kitchen

Galley style kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include dishwasher, hob, extractor, eye-level oven and microwave. Space for fridge-freezer, washing machine and tumble dryer. Stainless steel sink unit with mixer tap over. Finished with tiled flooring, panelled radiator, ceiling light point, under-cabinet lighting, uPVC double glazed window to the side and opening into rear porch area.

Rear Porch

UPVC double glazed door to the rear, tiled flooring, ceiling light point, over-head storage and door into a downstairs shower room.

Shower Room

UPVC double glazed frosted window to the side/rear elevation. Three piece suite comprising low-level WC, pedestal wash hand basin and walk-in shower cubical with electric shower. Finished with

tiled walls, vinyl flooring, ceiling light point, panelled radiator and ceiling light point.

Landing Area

Spacious landing area with access to loft which is boarded with a window, carpet flooring, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation. Fitted with a range of wardrobes and storage. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

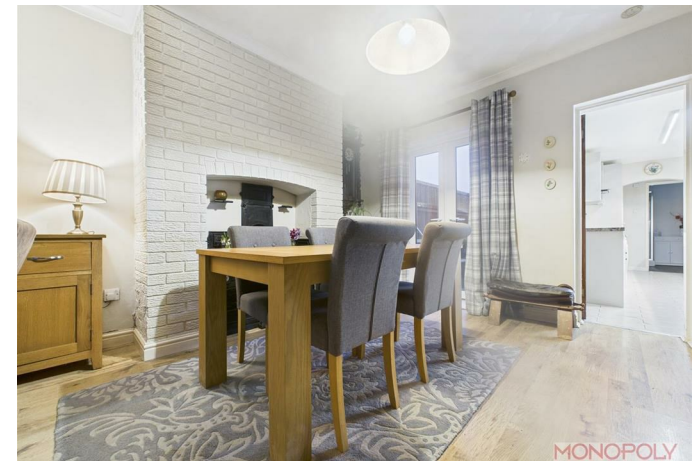
Three piece suite comprising WC, pedestal wash hand basin and panelled bath with mains shower. Completed with vinyl flooring, panelled radiator, ceiling light point, 1/2 tiled walls and uPVC double glazed frosted window to the rear.

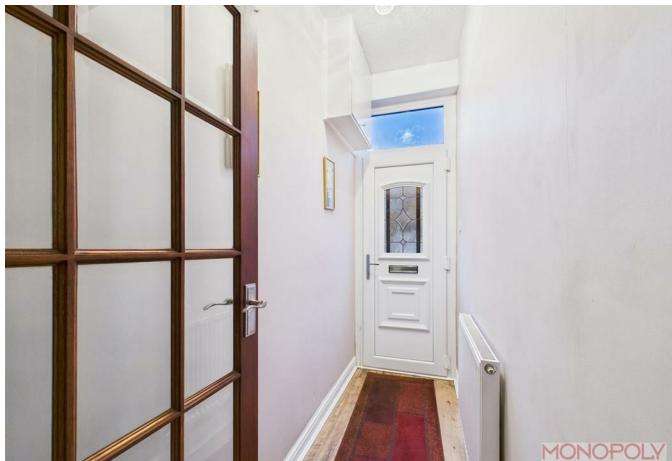
Garage

The detached garage is located in the rear garden with up and over door, side door access, power and lighting.

Outside

To the front there is a paved area. There is access to the rear via a side timber gate. The rear garden area is landscaped with paved patio area, lawned garden area and access to garage. There is a mixture of hedging and fencing to the boundary which could be removed for a driveway area Infront of the garage. Additionally there is an outside tap and lighting.





Additional information

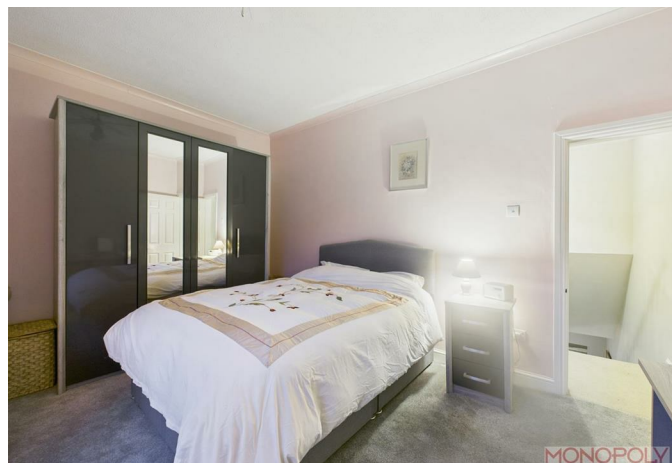
The loft is fully boarded. The boiler has been serviced recently and is a combination boiler. The kitchen and bathrooms have been updated along with new French patio doors.

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







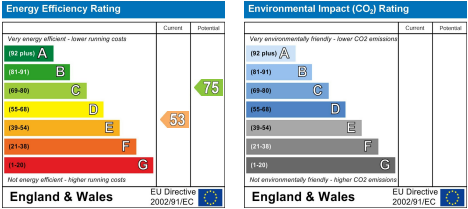


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