



New Road, Wrexham LL11 5RW

£135,000

A well-presented three double bedroom terraced home with no onward chain, ideal for first-time buyers or investors, located in the convenient village of Southsea. This deceptively spacious property offers well-proportioned accommodation throughout and has recently undergone a number of improvements including a newly fitted kitchen and fresh carpets to all bedrooms. In brief, the accommodation comprises an entrance porch leading into a bright and airy open-plan lounge/dining area with ample space for family living and dining. To the rear, a stylish, newly fitted kitchen provides a range of contemporary units with work surfaces over. A rear hall provides access to the garden and leads to the modern downstairs shower room. To the first floor are three generous double bedrooms, each benefitting from newly laid carpets and neutral décor. Externally, to the front is a low-maintenance courtyard. To the rear, there is an enclosed landscaped garden featuring decorative stone and paving, ideal for outdoor seating. An outbuilding/utility space provides additional storage and functionality. The village of Southsea offers a range of local amenities including a convenience store at the end of the road, takeaways and schools, with frequent bus routes into Wrexham city centre. The property is also well placed for access to the A483, providing excellent transport links to Chester, Oswestry and beyond.

- THREE DOUBLE BEDROOM TERRACE HOME
- OPEN PLAN LOUNGE/DINING ROOM
- MODERN DOWNSTAIRS BATHROOM
- LANDSCAPED GARDEN AREA WITH RAISED PATIO
- POPULAR VILLAGE LOCATION
- IDEAL INVESTMENT OR FIRST TIME BUY
- NEWLY FITTED KITCHEN
- UTILITY/OUTHOUSE
- NEW FLOORING THROUGHOUT AND DECORATED
- NO ONWARD CHAIN



Entrance Porch

Brick built entrance porch with uPVC double glazed door and windows. Carpet flooring. Hardwood glazed door leading into lounge/dining area.

Open Plan Lounge/Dining Area

UPVC double glazed window to the front elevation and hardwood glazed door into kitchen. Under stairs storage cupboard. Electric fireplace with marble surround. Two storage cupboards with one housing meters. Stairs rising to first floor. Carpet flooring, two ceiling light points and two panelled radiators.

Kitchen

Newly fitted kitchen with uPVC double glazed window to the rear elevation. Housing a range of gloss wall, drawer and base units with complimentary work surface over. Integrated appliances to include electric oven, gas hob and extractor over. Space for fridge freezer. Stainless steel sink unit with mixer tap over. Tiled flooring and splash-back tiling. Panelled radiator, recessed LED lighting and USB sockets.

Bathroom

Modern three piece suite bathroom to the ground floor with low-level WC, wash hand basin sat in vanity unit and panelled bath with dual hose mains shower over. Finished with a chrome heated towel rail, tiled flooring, composite splash-back board, recessed LED lighting, extractor fan and uPVC double glazed frosted window to the side elevation.

Rear Porch

UPVC double glazed frosted door to the side elevation, tiled floor and motion censored ceiling light.

Landing Area

Stairs rising from dining area to landing area with access to loft, ceiling light point and doors off to three bedrooms.

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. Two storage cupboards; one with shelving and the other housing the 'Worcester' combination boiler. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

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

Outhouse/Utility

Detached from the house is a brick built outhouse with uPVC door and uPVC double glazed window to the plumbing for washing

Outside

To the front of the property is a walled courtyard area, providing a neat and enclosed entrance. To the right-hand side, gated access via a shared entryway leads to the rear garden, which has been recently landscaped by the current owners for ease of maintenance. The garden is predominantly laid with decorative stone and features timber sleeper edging to the borders. Steps lead up to a raised patio area, ideal for seating or outdoor dining. There is access to a brick outbuilding and designated refuse storage. The garden is enclosed with fence panels to the boundaries, offering a good degree of privacy.

Additional Information

The property has been decorated throughout, had new carpets, a new kitchen and re-purposed bathroom. The boiler has been serviced every year.

Important Information

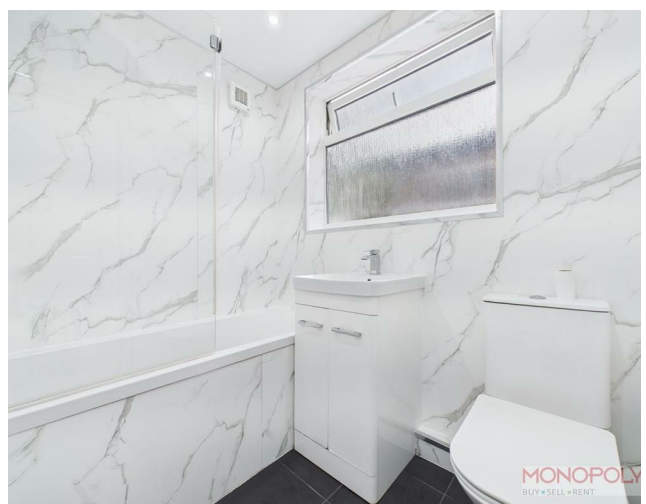


MONEY LAUNDERING REGULATIONS 2003

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.

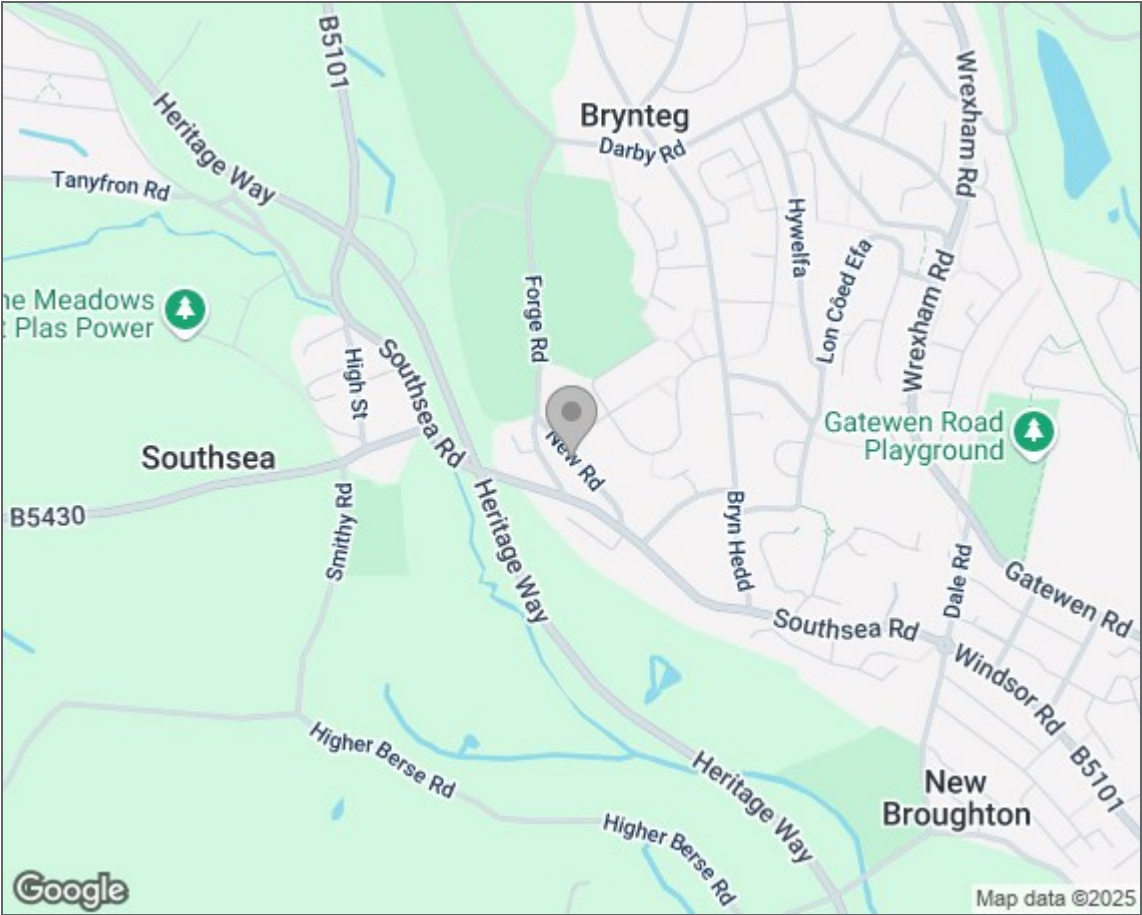
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

