



133

Wrexham | LL11 2SH

£313,000

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer for sale this Beautifully presented and well proportioned property which provides traditional accommodation of considerable character but modernised. The accommodation comprises a recessed porch with arched entrance and the original stained and leaded door and side windows giving access to the Entrance Hall; The accommodation comprises of Cloakroom; Lounge with Bay window, Dining Room Breakfast room with Quarry tiled floor extending through to the Kitchen to the ground floor and to the first floor there are Two Double and One Single Bedrooms, a Family Bathroom and separate WC. The property has retained other features including polished woodblock floors to the reception areas, picture rails and an original stained and leaded window on the landing area. Outside the property is accessed via a tarmac drive with turning area provides parking for three to four vehicles with a safely enclosed mainly lawned rear garden and patio. The popular area of Garden Village offers a wealth of local amenities including local shops, primary school and has excellent access to both Wrexham and Chester either by car or the frequent bus service.

- A BEAUTIFULLY PRESENTED THREE BEDROOM
- SEMI DETACHED PERIOD PROPERTY
- MODERN FITTINGS AND ORIGINAL FEATURES
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- MOSTLY UPVC DOUBLE GLAZED
- VIEWING HIGHLY RECOMMENDED
- GREAT LOCATION



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ACCOMMODATION TO GROUND FLOOR

The property is approached by an arched entrance with Quarry tiled floor and the Original Stained and leaded front entrance door door with matching side windows giving access tot he entrance hallway.

ENTRANCE HALLWAY

Having feature woodblock flooring, staircase rising off to the first floor accommodation, Picture rail, Radiator, UPVC Double glazed leaded and stained side window, doors off to:

LOUNGE

14'7" x 11'4" (4.448m x 3.472m)

Measured into the UPVC Double glazed bay window to the front, with leaded and stained upper lights, feature woodblock flooring, Adam style fire surround with living flame coal effect gas fire set in a cast backdrop and marble effect hearth. with shelving to either side of chimney breast, radiator, Coved ceiling, picture rail.

DOWNSTAIRS CLOAKROOM

UPVC Double glazed and frosted window to the side and comprising of a two piece white suite with a wall mounted wash hand basin and low level w.c.

DINING/FAMILY ROOM

13'4" x 11'5" (4.071m x 3.480m)

UPVC Double glazed door to the rear garden with matching side windows, Art deco style tiled fireplace with open fire, woodblock flooring. Radiator, Coved ceiling over picture rail.

BREAKFAST ROOM

9'8" x 8'4" (2.967m x 2.544m)

Pleasant room with Exposed brick chimney breast with cupboards and drawers to the alcove, UPVC Double glazed window to the side, Quarry tiled floor, Leaded window serving hatch through to the dining room, Radiator, Archway to the kitchen

KITCHEN

9'6" x 8'10" (2.921m x 2.699m)

Beautifully presented kitchen comprising of a good range of wall and base cupboards, with complementary worktop surfaces incorporating circular bowl stainless steel sink unit with mixer tap, plumbing for washing machine, plumbing for dishwasher, space for cooker, stainless steel canopy extractor hood, tiled splash-backs, Quarry tiled floor. UPVC Double glazed door to the rear, UPVC Double glazed window to the rear.

FIRST FLOOR LANDING

Feature original stained and leaded window to the side, access to the loft space and doors off to the bedrooms and bathroom.

BEDROOM ONE

14'6" x 11'4" (4.421m x 3.479m)

UPVC Double glazed window to the rear, single panel radiator, carpeted flooring, picture rail.

BEDROOM TWO

13'4" x 11'3" (4.089m x 3.452m)

UPVC Double glazed bay window to the front, single panel radiator, picture rail, Feature Art Deco style open fireplace, carpeted flooring.

BEDROOM THREE

8'5" x 8'3" (2.571m x 2.539m)

UPVC Double glazed window to the front, radiator, built in wardrobes to one wall, carpeted flooring, picture rail.

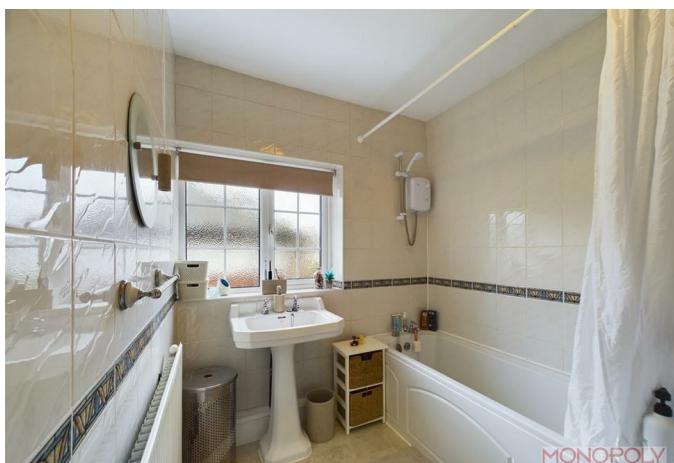
BATHROOM

Comprising of a panel enclosed bath with shower over, pedestal wash hand basin, single panel radiator, airing cupboard housing the gas central heating boiler, UPVC Double glazed and frosted window to the side, fully tiled walls.

SEPARATE W.C.

With dual flush low level w.c., UPVC Double glazed and frosted window to the side.





OUTSIDE

The property is accessed via a tarmac driveway which extends to both the front and side of the house providing ample Off street parking and useful turning space. The remainder of the front garden is gravelled and there is a mature hedge to the adjoining property making it private.

The enclosed rear includes a patio area with steps leading down to a lawned garden with borders housing mature plants and shrubs and there is also a timber shed. Outside light and tap.

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.



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Energy Efficiency Rating		Current	Provision
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	Provision
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		

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