



Percy Road, Wrexham LL13 7ED

£385,000

Situated within walking distance to both Wrexham and Erddig National Trust, this four bedroom detached home offers spacious and versatile living accommodation throughout and must be viewed to be fully appreciated. Internally there is both an entrance porch and hall, three reception rooms plus a conservatory, downstairs WC and spacious kitchen. To the first floor there are four bedrooms plus a four piece family bathroom. Externally the property has two driveways providing ample parking, plus a two-storey garage with power and lighting. There are pleasant gardens to the front and rear with access to the rear via both sides of the property. Percy Road is situated just outside Wrexham city centre which benefits from a wealth of local amenities including shops, schools and has excellent access to major road routes for commuting.

- FOUR BEDROOM DETACHED HOME
- DINING ROOM AND CONSERVATORY
- BATHROOM AND DOWNSTAIRS WC
- TWO DRIVEWAYS
- WALKING DISTANCE TO CITY CENTRE AND ERDDIG
- SPACIOUS LOUNGE AND SNUG
- TWO STOREY GARAGE
- PERIOD FEATURES
- GARDENS FRONT AND REAR
- NO CHAIN



Entrance Porch

Solid wooden door leads into an entrance porch with quarry tiled floor, single glazed window to the side and single glazed stained glass wooden door with side panels leading into entrance hallway.

Entrance Hall

Stairs rising to first floor, cupboard with ceiling light housing electrical boxes, Carpet flooring with 'Ruabon Red' parquet flooring underneath, panelled radiator, coved ceiling, ceiling light point and doors off to lounge and snug.

Living Room

A spacious and versatile living room with uPVC box bay window to the front elevation. Newly fitted carpet. Period fireplace featuring a detailed cast iron insert with decorative tiles and marble surround. Four radiators, two ceiling light points and coved ceiling. Door into entrance hallway, sliding double glazed doors into snug and single glazed wooden framed doors into conservatory.

Snug

UPVC double glazed window to the front elevation with venetian blinds. Housing a living flame gas fire sat on an elevated hearth with brick surround. Carpet flooring, ceiling light point and panelled radiator. Door into entrance hall. sliding doors into lounge and door into kitchen.

Kitchen

UPVC double glazed window to the rear/side elevation and single glazed frosted window to the opposing side elevation. Housing a range of painted wooden wall, drawer and base units with tiled work surface over. Belfast style sink with mixer tap over. Integrated appliances to include; dishwasher, eye-level gas oven and grill, gas hob and extractor over. Space for fridge freezer and washing machine. Wood effect vinyl flooring, ceiling light point and panelled radiator. Cupboard housing boiler. Doors into dining room, rear porch and conservatory.

Dining Room

UPVC double glazed window to the rear elevation overlooking the garden area with a sliding door onto patio. Housing a range of wooden wall drawer and base units with tiled work surface over. Ceiling light point, two wall lights, panelled radiator, wall mounted electric heater and carpet flooring.

Rear Porch and Downstairs WC

Door from kitchen leads to rear porch area with carpet flooring, ceiling light point, power sockets, window and door to side. Door leading into downstairs WC with frosted window to the side, tiled floor and part-tiled walls.

Conservatory

Hardwood conservatory with single glazed windows and polycarbonate roof. Quarry tiled floor, ceiling light point, doors to lounge and garden area.

Landing area

Featuring an original stained glass window with wooden arch frame. Access to loft, carpet flooring, panelled radiator and doors off to bedrooms and bathroom.

Bedroom One

UPVC double glazed box bay window to the front elevation, carpet flooring, 'Sanderson' feature wallpaper, ceiling light point with ceiling rose and panelled radiator.

Bedroom Two

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

Bedroom Three

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



Bedroom Four

UPVC double glazed window and additional single glazed wooden framed window. Built in wardrobes with shelving, clothes rail and hot water tank, carpet flooring, panelled radiator and ceiling light point.

Bathroom

Four piece suite comprising panelled bath, traditional style ceramic pedestal wash hand basin, WC and enclosed shower cubical with electric shower. Panelled radiator with towel rail, vinyl flooring, inset ceiling lights and uPVC double glazed frosted window to the side elevation.

Garage

Attached to the property is a two storey garage which provides versatile options for any buyer. Double wooden doors open to the ground floor where there is a vehicle pit, lighting and power. A door leads to the rear and wooden steps lead to first floor with windows to the front, side, power and lighting.

Outside

The property features two driveways with space for approximately three vehicles. There is a lawned garden area to the front with hedging allowing privacy along with a brick wall and fencing to the boundary. There is access along either side of the property to the rear via wooden gated areas. The rear garden area is predominantly laid to lawn with patio areas, a garden shed, outside tap and established shrubberies and hedging to the boundaries. The garden offers a good degree of privacy and sun throughout the day.

Additional Information

The property has been with the present owners for 50 years and has had various updates throughout that time with some further modernisation to be carried out. Built in 1906, the property maintains

many original features including doors, windows and fireplaces. The windows are a mixture of uPVC double glazed with some being single glazed with wooden frame.

Important Information

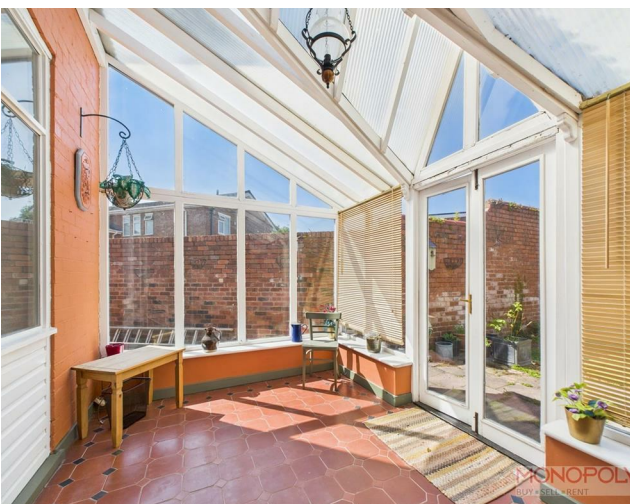
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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

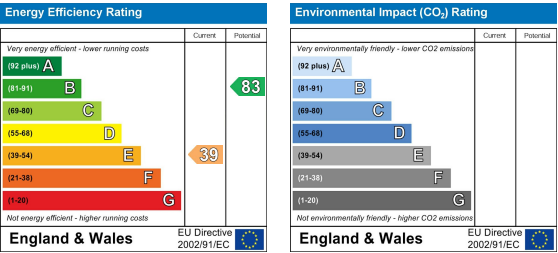
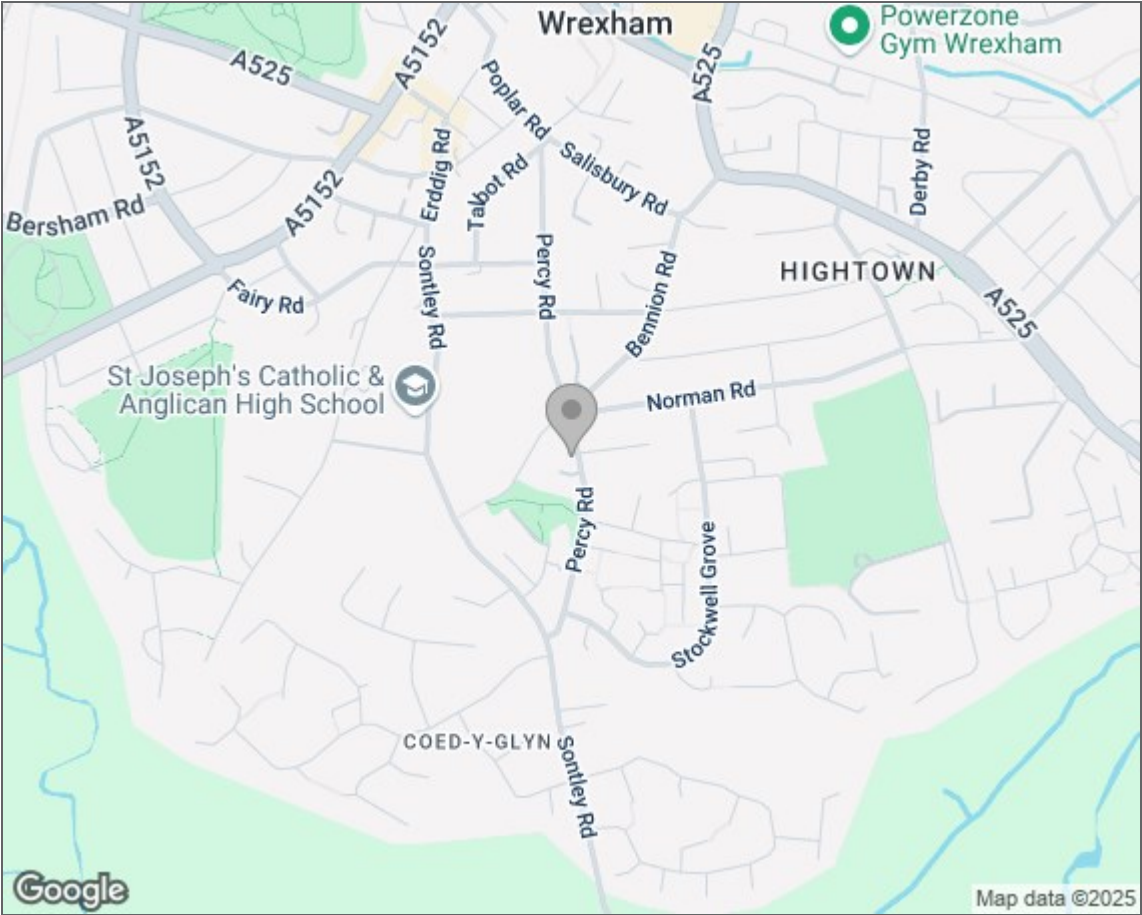
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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