



Madeira Hill, Wrexham LL13 7HD

£165,000

Situated within walking distance of Wrexham City Centre, this well-presented two-bedroom semi-detached property is ideal for first-time buyers or those looking to downsize. In brief, the accommodation comprises an entrance hall, a spacious lounge, and a kitchen/dining room to the ground floor. To the first floor are two generously sized double bedrooms and a family bathroom. Externally, the property benefits from pleasant garden areas to both the front and rear, along with a private driveway and a detached brick-built storage shed - offering useful additional space. The location is highly convenient, with Wrexham City Centre just a short walk away, providing a wide range of amenities including shops, cafés, restaurants, schools, and leisure facilities. Also within walking distance are a local convenience store and the beautiful Erddig National Trust estate, ideal for outdoor recreation and scenic walks. With the A483 only a short drive away, the property enjoys excellent road links to Chester, Shrewsbury, and the wider region, making it ideal for commuters.

- TWO BEDROOM SEMI-DETACHED
- SPACIOUS LOUNGE
- GARDENS TO FRONT AND REAR
- BRICK BUILT STORAGE TO REAR
- EXCELLENT TRANSPORT LINKS
- IDEAL FIRST TIME BUY
- KITCHEN/DINING AREA
- DRIVEWAY AND ON-STREET PARKING
- WALKING DISTANCE TO WREXHAM CITY CENTRE



Entrance Hall

Composite door leads into entrance hall with carpeted flooring, ceiling light point, stairs off to the first floor and door leading into lounge.

Lounge

3.88m x 3.47m (12'8" x 11'4")

UPVC double glazed window to the front elevation with venetian blinds. Carpeted flooring, ceiling light point, panelled radiator and door into kitchen/dining room.

Kitchen/Dining Room

4.87m x 3.44m (15'11" x 11'3")

A spacious kitchen/diner housing a range of wall, drawer and base units with complimentary work surface over. Ceramic 1 1/4 sink unit with mixer tap over. Integrated appliances to include a built in electric oven, 4 ring induction hob and extractor fan. Part tiled walls, ceiling light point, wood-effect vinyl flooring, space and plumbing for a washing machine, tumble dryer and fridge freezer. Door to under-stairs storage cupboard. UPVC double glazed door to the rear garden. UPVC double glazed window to the rear elevation with venetian blind. Ample room for a dining table.

First Floor Landing

Carpeted flooring, access to the loft space, door to a storage cupboard, ceiling light point and doors to bedrooms and bathroom

Bedroom One

3.47m x 3.88m (11'4" x 12'8")

UPVC double glazed window to the front elevation with venetian blind. Cupboard housing the gas combination boiler which is approximately 6 years old. Carpeted flooring, ceiling light point and panelled radiator.

Bedroom Two

3.45m x 2.94m (11'3" x 9'7")

UPVC double glazed window to the rear elevation

with venetian blinds. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

2.40m x 1.81m (7'10" x 5'11")

Three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower over. Part tiled walls, panelled radiator, vinyl flooring, ceiling light point and uPVC double glazed window to the rear elevation.

Outside

Externally, steps lead to the front entrance, where you will find a lawned garden area with a path bordered by established greenery. A gated side access and concrete pathway lead through to the rear garden, which is mainly laid to lawn and enclosed by fencing to the boundaries. The garden also features a detached brick-built storage cupboard and a sheltered seating area—ideal for outdoor use in all weather.

To the rear, a gate opens onto a patterned concrete driveway, providing off-road parking for one vehicle, with access via the neighbouring road (Barnfield).

Please note: there is an electricity substation located beyond the rear boundary.

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.

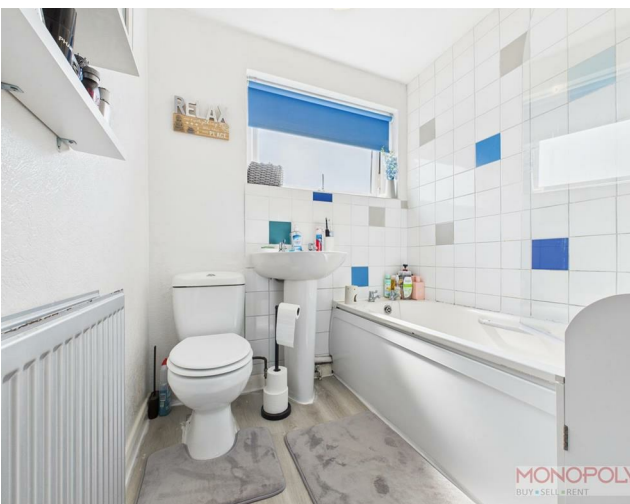
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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

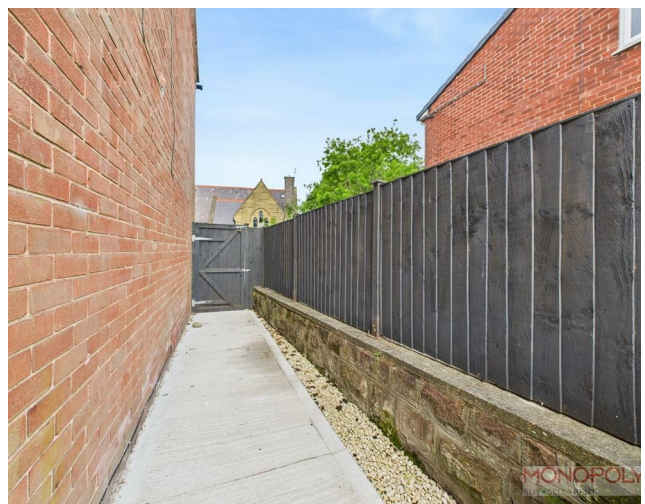


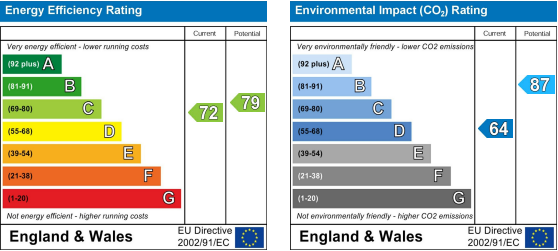
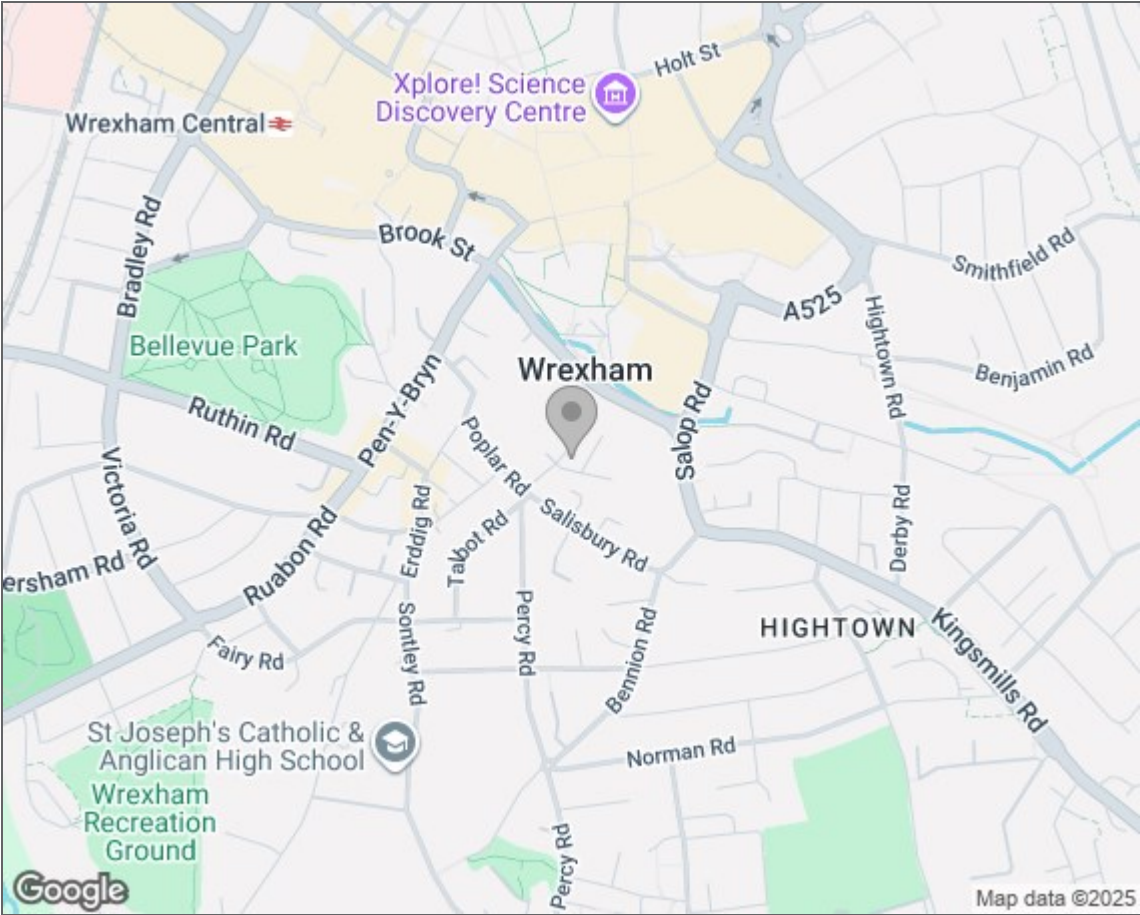
supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are 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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