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# Wingetts

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## 160 Chester Road , Wrexham, LL12 8DS

A superb opportunity to purchase this substantial 4 bedroom detached family home with 3 reception rooms located within the highly regarded area known as Garden Village with its excellent range of convenient amenities, schools, bus service and road links. Positioned on a corner plot, the property has retained some attractive period features to include wood block flooring, stained glass windows, picture rails and an oriel window however it would benefit from a degree of refurbishment to recreate a lovely home. The accommodation briefly comprises an open fronted entrance porch, impressive hall with solid staircase and useful store cupboards, spacious lounge with Upvc double glazed bay window, sitting room, dining room adjoining the kitchen and cloaks/w.c. The 1st floor landing gives access to the 4 bedrooms, 2 having cast iron fireplaces, an unfinished spacious bathroom with bath and separate shower and an additional wash room. Externally, a private drive off Glyndwr Road provides ample parking and leads to the detached garage. The gardens are mainly lawned and extend to the front, side and rear with established privacy hedging. NO CHAIN. Energy Rating - D (61)

Offers In Excess Of £345,000

# 160 Chester Road

, Wrexham, LL12 8DS



- Substantial detached house
- Open fronted porch, hallway
- Four bedrooms
- Gardens to front, side & rear
- Positioned on s corner plot
- Spacious lounge, sitting room
- Spacious bathroom
- Within highly regarded area
- Dining room, kitchen
- Private driveway, garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## IMPRESSIVE HALLWAY

## LOUNGE

16'4 x 12'10 (4.98m x 3.91m )

## SITTING ROOM

12'8 x 12'1 (3.86m x 3.68m )

## DINING ROOM

13'1 x 12'3 (3.99m x 3.73m )

## KITCHEN

12'5 x 7'0 (3.78m x 2.13m )

## PANTRY

## CLOAKROOM/W.C

## ON THE FIRST FLOOR

## 3/4 LANDING

## BEDROOM ONE

17'2 x 15'1 into bay (5.23m x 4.60m into bay )

## BEDROOM TWO

12'9 x 12'1 (3.89m x 3.68m )

## BEDROOM THREE

13'10 x 10'1 (4.22m x 3.07m )

## BEDROOM FOUR

10'5 max x 9'5 max (3.18m max x 2.87m max )

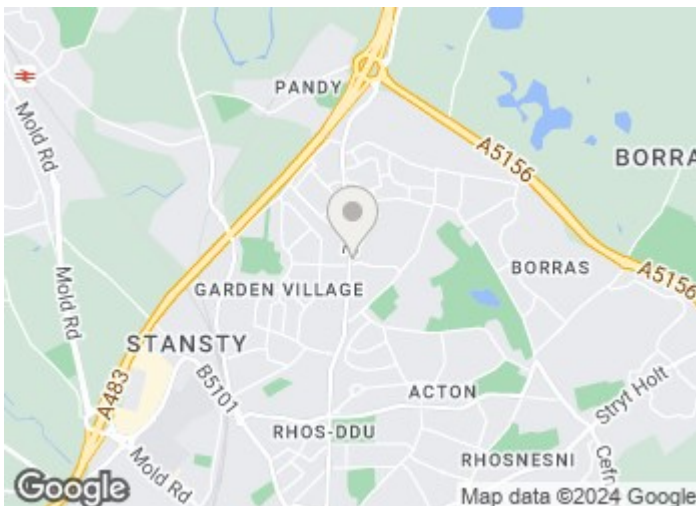
## BATHROOM

10'4 x 8'9 (3.15m x 2.67m )

## WASH ROOM

## OUTSIDE

## COUNCIL TAX BAND - E



[Directions](#)



# Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	