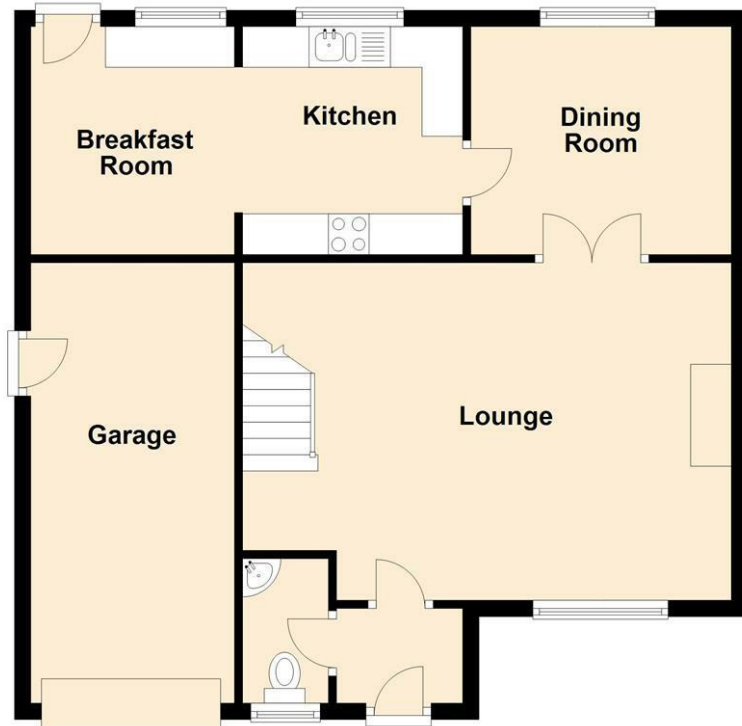


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	80	EU Directive 2002/91/EC	65
England & Wales		England & Wales	

Ground Floor
Approx. 67.3 sq. metres (724.5 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.1 sq. feet)



Wentworth Rise, Wrexham, LL13 9QY

Price £300,000

Reference: 19284355

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk

The logo for Wingetts, featuring a stylized green 'W' followed by the word 'ingetts' in a black serif font.



Description

A well presented 3 bedroom detached family home with garage having the benefit of a private and sunny aspect rear garden located in a cul de sac within this popular and convenient residential development on the outskirts of the city centre with an excellent range of amenities and road links in close proximity. The property has been well maintained over the years and includes a modern gas central heating boiler, Upvc double glazing and electric garage door and briefly comprises a Upvc double glazed entrance door opening to the hall with cloaks/w.c. off. Spacious lounge with bow window to front and double doors opening to the dining room overlooking the rear garden. A connecting door leads to the good sized kitchen breakfast room with a range of base and wall cupboards and access to the rear garden. The 1st floor landing has an airing cupboard and white internal doors lead to the 3 bedrooms, 2 of which are doubles, and a well appointed shower room. To the front of the property is a brick paved drive alongside a mainly lawned garden and garage with electric roller shutter door for easy access. The enclosed rear garden offers good outdoor entertaining space for both children and adults to include a lawned area with established flower beds and shrubs. NO CHAIN. Energy Rating - D (65)

LOCATION

This established residential development has long been regarded as a sought after area that enjoys excellent communication links to the major road networks including the A483 by-pass which links Wrexham, Chester and Oswestry together with road links to the Wrexham Industrial Estate. Wrexham City Centre is approx. 1 ½ miles and has an excellent range of shopping facilities and social amenities as does the nearby area of Borrass to include a doctors, Pharmacy and well stocked convenience store. There are both primary and secondary schools in close proximity together with 2 golf courses and a ladies gym.



DIRECTIONS

From Wingetts Office proceed left along Holt Street into Holt Road and continue for approx. 1 ½ miles taking the left hand turning at the second roundabout into Birkdale Road, turn 1st right onto Erlas Park Road and 2nd left into Wentworth Rise where the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With radiator, coving to ceiling and internal door to:

CLOAKS/W.C

Appointed with a low flush w.c, corner wash basin, part tiled walls and upvc double glazed window.

LOUNGE

18'6 x 13'6

A good sized reception room having upvc double glazed bow window overlooking the front garden, radiator, stairs to first floor landing, coving to ceiling, fireplace with electric fire , two wall light points and part glazed double doors opening to:

DINING ROOM

10'7 x 9'3

Upvc double glazed window overlooking the rear garden, radiator, coving to ceiling and internal door opening to:

KITCHEN/BREAKFAST ROOM

16'5 x 9'3

A good sized kitchen fitted with a range of timber trimmed base and wall units with wood effect work surface areas incorporating a 1 ½ bowl sink unit with upvc double glazed window above, plumbing for washing machine, plumbing for dishwasher, electric cooker incorporating oven and hob with extractor hood above, space for fridge freezer, part tiled walls, radiator, coving to ceiling and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With upvc double glazed window, radiator, two panel doors off to all rooms, ceiling hatch to roof space and airing cupboard housing the hot water cylinder with slatted shelving.

BEDROOM ONE

12'7 x 10'6

Upvc double glazed window to front and radiator.

BEDROOM TWO

10'4 x 8'7

Upvc double glazed window to rear, radiator and fitted full length wardrobes/drawer units.

BEDROOM THREE

8'4 x 7'7

Upvc double glazed window to front.

SHOWER ROOM

7'5 x 5'3

Formally the bathroom and now refitted to an excellent standard to include a modern suite of low flush w.c, wash basin with gloss white vanity cupboard below, corner shower enclosure with mains thermostatic shower, waterfall style shower head and hand held shower attachment, fully tiled walls, tiled flooring, chrome heated towel rail, inset ceiling spotlights, extractor fan and upvc double glazed window.

OUTSIDE

The property is approached along a brick paved driveway providing private parking and leading to:

GARAGE

17'9 x 8'2

Having the benefit of an electric roller shutter door, lighting, power sockets, cold water tap, modern gas central heating boiler and upvc side personal door.

GARDENS

The garden to the front is mainly lawned and includes privacy hedging and a variety of shrubs. A gated side path leads to the rear garden which is a particular feature of the property enjoying an excellent degree of privacy together with afternoon and evening sun. The garden is mainly lawned to provide outdoor entertaining space and includes established hedging, trees and side storage area which is all enclosed to provide a safe family environment.

COUNCIL TAX BAND - E