



Saxon Street, Wrexham, LL13 7BB

Price £115,000

Reference: 19302295

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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Description

An excellent opportunity for a 1st time buyer or investor to purchase this extended 3 bedroom traditional end of terrace house located within walking distance of the city centre and its amenities together with good road links to the Wrexham Industrial Estate and A483 bypass. The property requires a degree of internal modernisation but has benefitted from previous grant works and briefly comprises a Upvc double glazed entrance door opening to a vestibule, spacious Lounge through Dining Room with central turned staircase, breakfast room that leads into the kitchen, side hall with shower room off. The 1st floor landing connects to the 3 bedrooms, 2 of which are doubles. Gas fired central heating with modern combi boiler and Upvc double glazing. Externally, there is a gated front garden and to the rear is a courtyard but decorative gravelled garden beyond. NO CHAIN. Energy Rating - E (50)

LOCATION

Conveniently located within walking distance of Wrexham City Centre in this established residential area. Having a convenience store and supermarket within walking distance and the Eagles Meadow Shopping and Leisure Complex only a short distance away. Wrexham City Centre has two train stations and a bus station, and enjoys good road links to the Wrexham Industrial Estate and A483 by-pass that links Wrexham and Chester. There are primary and secondary schools within the catchment area together with the picturesque Erddig National Trust Parkland.



DIRECTIONS

From Wrexham City Centre proceed up Salop Road passing Lidl Supermarket on the right hand side, at the traffic lights bear left into Kingsmills Road and after the car wash take the right into Brynycabanau Road then take the third right into Saxon Street, where No. 41 will be observed on the right hand side.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

VESTIBULE

With tiled flooring and part glazed door opening to:

LOUNGE THROUGH DINING ROOM

24'3 x 13'3

A spacious reception room with gas fire in surround, upvc double glazed window to front, radiator, deep coving to ceiling, central turned staircase, mains wired smoke alarm, radiator and upvc double glazed window overlooking the rear courtyard from the dining area.

KITCHEN/BREAKFAST ROOM

21'2 x 6'6

The kitchen area is fitted with a range of timber trimmed base and wall units with wood effect work surface areas incorporating a single drainer sink unit with mixer tap, part tiled walls, space for slot-in cooker, upvc double glazed window to rear, tiled flooring, plumbing for washing machine, Baxi wall mounted combi boiler, upvc double glazed window to side and part glazed door opens into a:

SIDE HALL

With part glazed external door and internal door opening to:

WET ROOM

Appointed with a pedestal wash basin, low flush w.c, shower area with electric shower unit, upvc double glazed window, radiator, part tiled walls and extractor fan.

ON THE FIRST FLOOR

Approached via the staircase from the lounge/diner to:

LANDING

With gallery over stairwell, ceiling hatch to roof space, useful storage cupboard and six panel doors off to all rooms.

BEDROOM ONE

11'5 x 11'4

Upvc double glazed window to front, mirror fronted sliding door wardrobes and radiator.

BEDROOM TWO

12'3 x 7'9

Upvc double glazed window to rear, radiator and wood effect laminate flooring.

BEDROOM THREE

9'8 x 6'6

Upvc double glazed window to rear and radiator.

OUTSIDE

The property is approached from the front via a gated pathway which leads to the entrance door alongside a decorative gravel garden with low level brick built boundary wall. A communal gated side path leads to a small courtyard area together with further garden beyond which is mainly landscaped with decorative gravel.

COUNCIL TAX BAND - C