

# Wingetts

More than just estate agents



## 93 Montgomery Road , Wrexham, LL13 8SP

A spacious and well presented 3 bedroom home with good sized rear garden located on the fringe of the city centre in close proximity to the excellent range of amenities and shopping facilities as well as road links. The accommodation has the benefit of a modern gas central heating system with upgraded radiators and combi boiler, Upvc double glazing and briefly comprises a canopy porch, entrance hall with stairs to 1st floor landing, cottage style door opening to the well proportioned lounge, light and airy open plan kitchen dining room fitted with a range of gloss fronted base and wall cupboards and conservatory overlooking the rear garden. The 1st floor landing gives access to the 3 bedrooms, 1 with fitted wardrobes and a modern bathroom with shower over bath. Externally, a path leads to the entrance porch alongside an enclosed lawned front garden. The sunny aspect rear garden is a particular feature with Indian stone paved patio with lawned garden beyond, useful brick store and timber fencing providing an excellent degree of privacy. Energy Rating - D (66)

**Offers In Excess Of £145,000**

# 93 Montgomery Road , Wrexham, LL13 8SP



- A spacious and well presented home
- Located on the fringe of the city centre
- Canopy porch
- Hallway
- Well proportioned lounge
- Open plan kitchen/dining room
- Conservatory
- Three bedrooms
- Modern bathroom
- Gardens to front and rear

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## HALLWAY

## LOUNGE

15'1 x 11'7 (4.60m x 3.53m )

## KITCHEN/DINING ROOM

18'2 x 11'0 (5.54m x 3.35m )

## CONSERVATORY

7'5 x 6'9 (2.26m x 2.06m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

11'9 x 9'1 (3.58m x 2.77m )

## BEDROOM TWO

11'3 x 9'5 (3.43m x 2.87m )

## BEDROOM THREE

8'4 x 8'3 (2.54m x 2.51m )

## BATHROOM

5'8 x 5'5 (1.73m x 1.65m )

## OUTSIDE

## COUNCIL TAX BAND - B



[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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	