



Rhosnesni Lane, Wrexham, LL13 9ES

Price £110,000

Reference: 19353130

Date: Add text here

TENURE: Tenure is advised the property is Leasehold. 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
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Wingetts



Description

A spacious 1st floor 2 double bedroom apartment with gas central heating via a Worcester Combi boiler, Upvc double glazing and rear garden conveniently situated on the outskirts of the city centre within walking distance of the picturesque Acton Park, frequent bus service and convenient shops. The accommodation requires a degree of modernisation in order to recreate a lovely apartment however has recently been re-roofed and briefly comprises a canopy porch, Upvc entrance door opening to hall with storeroom off and stairs rising to the 1st floor landing with connecting doors to all room. Spacious lounge with living flame gas fire, kitchen/diner with a range of base and wall cupboards and storage, 2 double bedrooms, 1 with built in wardrobe and a shower room with white suite. To the front of the property is a lawned area and path that leads through a Upvc door to the private rear garden with decorative slate areas and ample space for flower pots and seating area. NO CHAIN. Energy Rating - D (68)

LOCATION

Located within the established and favoured residential area which enjoys a good range of local day to day shopping facilities and social amenities as well as a regular public transport service that operates into the City Centre. There are good road links to the Wrexham Industrial Estate as well as the A483 by-pass which gives excellent access to Oswestry, Chester and the North West, therefore allowing for daily commuting to the major commercial and industrial centres of the region. The picturesque Acton Park is within walking distance of the apartment.



DIRECTIONS

From Wingetts proceed left along Holt Street to the roundabout and continue across onto Holt Road. Proceed for approx. 1 mile to the roundabout, take the left into Dean Road, passing the Convenience Store on the right. At the mini roundabout the 1st floor apartment will be observed on the corner on the left behind the grassed area.

ACCOMMODATION

Covered entrance porch with welcome light and upvc part glazed door opening to:

HALL

Upvc double glazed window, stairs to first floor landing, six panel white woodgrain effect door into further hallway with external door and useful storage cupboard.

FIRST FLOOR LANDING

Radiator, ceiling hatch to roof space and six panel white woodgrain effect doors off to all rooms.

LOUNGE

14'0 x 11'9

Upvc double glazed window overlooking the grassed area, radiator and living flame gas fire set within marble surround.

KITCHEN

10'8 x 11'8

Fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, part tiled walls, tiled flooring, space for washing machine, space for cooker, wall mounted Worcester gas combination boiler, radiator and storage cupboard with water meter.

BEDROOM ONE

14'1 x 12'4

Upvc double glazed windows to front and side and radiator.

BEDROOM TWO

8'6 x 10'7

Upvc double glazed window to rear, radiator and built-in wardrobe.

SHOWER ROOM

Appointed with a corner shower enclosure with Triton electric shower unit, pedestal wash basin, low flush w.c, upvc double glazed window, fully tiled walls, radiator, tiled flooring and extractor fan.

OUTSIDE

The property is approached along a pathway to the

entrance door and continues to a upvc door to the rear garden which includes decorative slate and flowerbeds.

COUNCIL TAX BAND - B