



## 4 Newton Street , Wrexham, LL13 8PE

A well presented 3 bedroom semi detached house conveniently located on the fringe of the City Centre with convenient amenities nearby having the benefit of gas fired central heating and Upvc double glazing. The accommodation briefly comprises a Upvc entrance door opening to the hall with stairs to 1st floor, light and airy lounge with connecting door to the well appointed fitted kitchen dining room with a shaker style range of base and wall cupboards and some integrated appliances. Ground floor bathroom with white suite including bath with shower over. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles including a spacious principal bedroom with feature arched window. To the outside, a gated entrance leads to a brick paved front garden and path that continues past a useful store to the rear garden which has a patio area, lawn and storeroom. NO CHAIN. Energy Rating - D (63)

Price £170,000

# 4 Newton Street

, Wrexham, LL13 8PE



- A well presented semi detached house
- Conveniently located on the fringe of the City Centre
- Hallway
- Light and airy lounge
- Well appointed fitted kitchen/dining room
- Ground floor bathroom
- Three bedrooms
- Brick paved garden to front
- Lawned garden & patio to rear
- NO CHAIN

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## HALLWAY

## LOUNGE

14'3 x 11'6 (4.34m x 3.51m )

## KITCHEN/DINING ROOM

16'4 x 8'3 (4.98m x 2.51m )

## BATHROOM

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

14'6 x 9'8 (4.42m x 2.95m )

## BEDROOM TWO

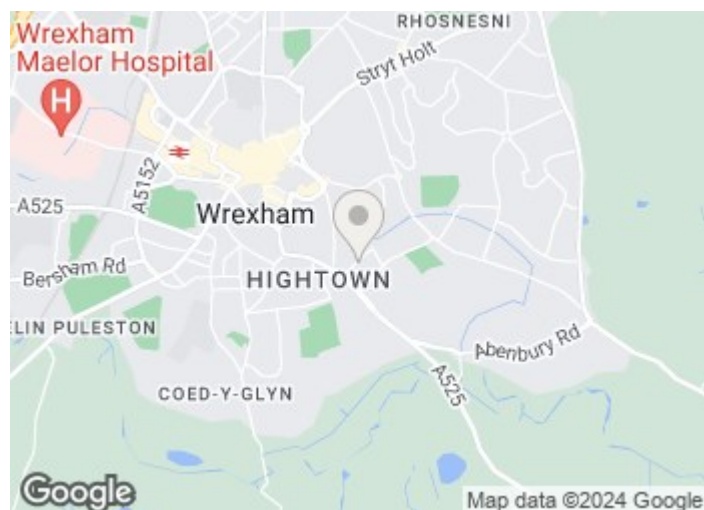
11'0 x 7'4 (3.35m x 2.24m )

## BEDROOM THREE

8'0 x 6'9 (2.44m x 2.06m )

## OUTSIDE

## COUNCIL TAX BAND - C

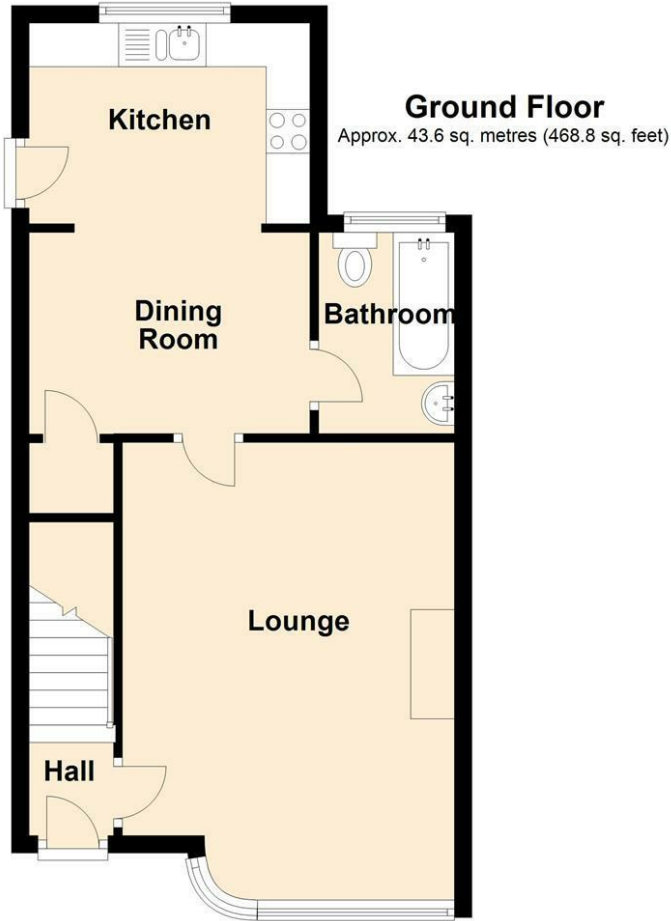


[Directions](#)





# 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>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</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	