



Vernon Street, Wrexham, LL11 2LW

Price £122,500

Reference: 19371385

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

Conveniently located on the fringe of the city centre is this well presented 2 double bedroom end of terrace town house having the benefit of a sunny aspect rear garden, gas central heating, Upvc double glazing, replacement roof and neutral decoration. The city centres amenities are all within close proximity including bus and train stations, shops, restaurants, cafes etc as well as good road links. The accommodation briefly comprises a Upvc double glazed entrance door opening to the hall with wood effect laminate flooring and stairs to 1st floor. Dining room, living room with useful store cupboard and chrome trimmed electric fire. Fitted kitchen with rear hall and bathroom with modern white suite with shower over the bath. The 1st floor landing gives access to the 2 double bedrooms both having ornamental period cast iron fireplaces. Externally, a private path leads to the entrance door alongside a decorative gravelled front garden. To the rear is an enclosed yard with further lawned garden beyond. NO CHAIN. Energy Rating - TBC

### LOCATION

Vernon Street is located in the popular residential area of Rhosddu which lies on the outskirts of the fringe of the city centre making the area accessible to the large range of day to days shopping facilities and social amenities. There are good road links to the A483 by-pass giving access to the major commercial and industrial centres of Wrexham, Chester and Oswestry as well as the motorway networks. Bus and train stations are within easy reach together with Wrexham University and Hospital.



### DIRECTIONS

From Wingetts Office proceed right along Holt Street bearing right into Chester Street. At the next roundabout take the left, at the next roundabout take the right exit into Rhosddu Road, first left into Vernon Street and No. 53 will be observed on the left.

### ON THE GROUND FLOOR

Upvc part glazed entrance door with top window light opening to:

### HALL

Featuring wood effect laminate flooring, radiator, newly skimmed walls, stairs to first floor landing with handrail and six panel doors off.

### DINING ROOM

8'7 x 11'0

Upvc double glazed window to front, radiator, newly skimmed walls and a continuation of the wood effect laminate flooring.

### LOUNGE

9'7 x 12'1 into recess

Wood effect laminate flooring, upvc double glazed window overlooking the rear garden, electric chrome effect fire with oak effect surround, radiator, useful understairs storage cupboard and six panel door opening to:

### KITCHEN

7'9 x 6'2

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring electric hob with oven/grill below, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, part tiled walls, plumbing for washing machine, new grey wood effect flooring and six panel door opening to:

### REAR HALL

With space for fridge freezer, grey wood effect flooring, storage cupboard and upvc part glazed external door. A six panel door opens into:

### BATHROOM

Appointed with a white suite of low flush w.c, wash basin with chrome mixer tap set within white gloss fronted vanity cupboard, panelled bath with chrome mixer tap and shower take-off, part tiled walls, radiator, upvc double glazed window and grey wood effect flooring.

### ON THE FIRST FLOOR

Approached via the staircase from the entrance hall with newly fitted carpet to:

### LANDING

With two four panel doors opening to the bedrooms.

### BEDROOM ONE

11'0 x 12'1

Wood effect laminate flooring, upvc double glazed window to front, radiator and Period ornamental cast iron fireplace.

### BEDROOM TWO

12'1 x 9'7

Upvc double glazed window overlooking the rear garden, radiator, wood effect laminate flooring and Period ornamental cast iron fireplace. A four panel door opens to a storage cupboard with ceiling hatch to roof space.

### OUTSIDE

A private path leads to the entrance door alongside a decorative gravelled front garden and low level brick built boundary wall. To the rear of the property is an enclosed yard with access gate to a further garden which enjoys a good degree of privacy together with a sunny aspect and includes lawned area and a variety of trees.

### COUNCIL TAX BAND - C