

Wingetts

More than just estate agents



64 Chester Road , Wrexham, LL12 7YS

A 3 bedroom home located in this convenient area just off Chester Road having the benefit of a garage to the rear and gardens. The accommodation offers an excellent opportunity to recreate a lovely home following a degree of modernisation and briefly comprises a Upvc double glazed entrance door opening to the hall with stairs to 1st floor landing and useful store cupboard. well proportioned lounge with access through to the kitchen breakfast room, rear hall with cloaks/w.c. off and access to the rear garden. The 1st floor landing gives access to the 3 bedrooms, airing cupboard and a bathroom. To the outside, is a front lawned area with path to entrance door. From the rear is a drive, garage and gated path to the enclosed rear garden with patio and lawned area . Upvc double glazing and partial gas central heating via a Worcester Boiler. NO CHAIN. Energy Rating - C (69)

Price £150,000

64 Chester Road

, Wrexham, LL12 7YS



- Mid terraced home
- Located in this convenient area just off Chester Road
- Requiring a degree of modernisation
- Canopy porch, hallway
- Well proportioned lounge
- Kitchen/breakfast room
- Three bedrooms
- Bathroom
- Private driveway, garage
- Gardens to front and rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

LOUNGE

15'2 x 11'7 (4.62m x 3.53m)

KITCHEN/BREAKFAST ROOM

11'7 x 10'6 (3.53m x 3.20m)

REAR HALL

CLOAKS/W.C

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

13'1 x 10'3 (3.99m x 3.12m)

BEDROOM TWO

14'1 into recess x 9'1 (4.29m into recess x 2.77m)

BEDROOM THREE

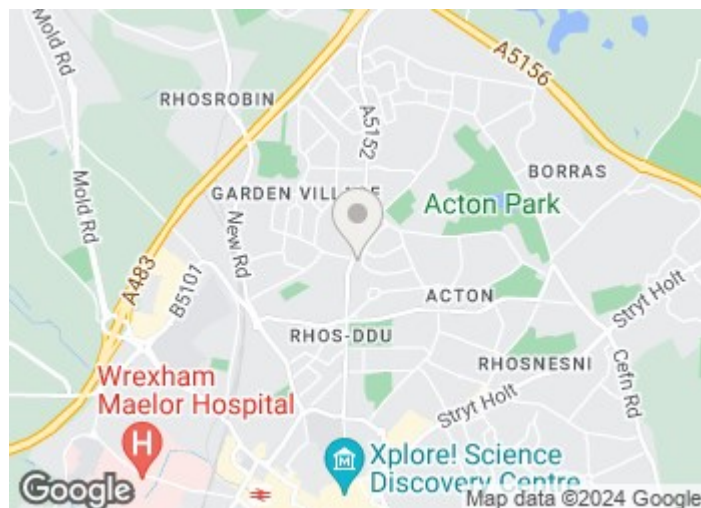
10'3 x 7'4 (3.12m x 2.24m)

BATHROOM

8'5 x 5'5 (2.57m x 1.65m)

OUTSIDE

COUNCIL TAX BAND - C



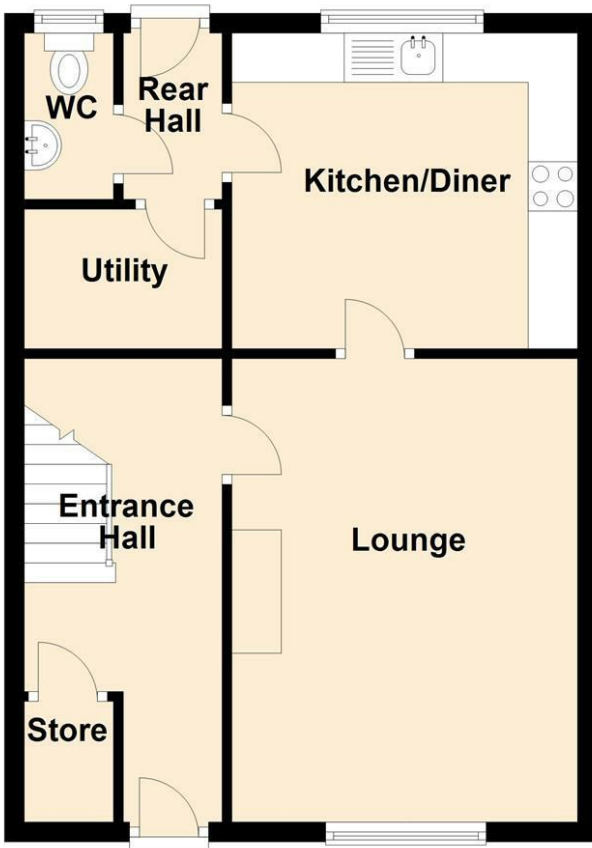
[Directions](#)



Floor Plan

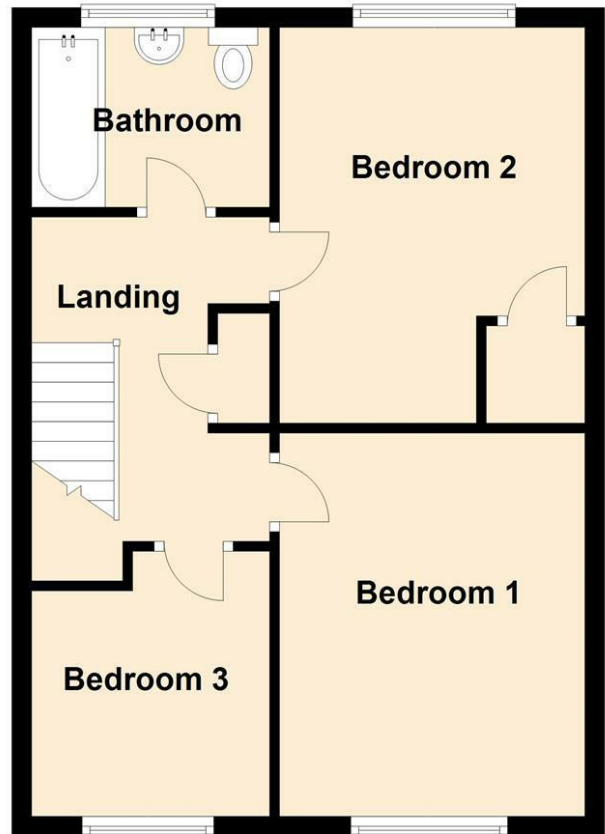
Ground Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



First Floor

Approx. 44.8 sq. metres (482.7 sq. feet)



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		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	