



Bank Street, Southsea, LL11 5PE

Price £90,000

Reference: 19373182

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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

www.wingetts.co.uk



## Description

A spacious 1st floor 2 double bedroom apartment located on the fringe of the village of Southsea having good road links to Wrexham, Chester and Shropshire and briefly comprising a communal entrance door with intercom system and staircase to the 1st floor. Private PVC door opens to the Hall with 3 useful store cupboards and wood effect laminate flooring. Spacious Lounge with laminate floor and electric fire in surround, Kitchen/Diner, 2 double bedroom sand a bathroom with white suite and shower over the bath. The property benefits from an outside storage shed, communal parking and communal gardens. NO CHAIN. Energy Rating - D (59)

### LOCATION

The property is located approx. 3 ½ miles from Wrexham city within the village of Southsea which offers a range of day to day amenities and countryside surroundings. The village benefits from good road links to the A483 bypass allowing for daily commuting to Wrexham, Chester and Shropshire. Primary and secondary schools are in the area as well as a local bus service



### DIRECTIONS

From Wrexham city centre proceed along Mold Road passing the football stadium on your right and turn left at the traffic lights passing B & Q. At the next roundabout take the second exit and proceed for approx. 2 miles passing through Caego and past Southsea Post Office. Turn left onto Church Road at All Saints Church towards Coedpoeth and thereafter take the next right onto High Street. Proceed for approx. 300 yards turning left onto Bank Street whereupon the property will be observed on the right-hand side.

### ACCOMMODATION

Communal secure entrance door with intercom system opens to:

### COMMUNAL HALL

With stairs to first floor. Private upvc part glazed door opens to:

### GOOD SIZED HALLWAY

With wood effect laminate flooring, upvc double glazed window, electric wall heater, four panel white woodgrain effect doors, mains wired smoke alarm, ceiling hatch to roof space and three useful storage cupboards.

### LOUNGE

17'7 x 10'8

A light and airy reception room with upvc double glazed window to front, wood effect laminate flooring, electric fire in surround and two electric wall heaters.

### KITCHEN/DINER

12'4 x 10'5

Fitted with a range of base and wall units with work surface areas incorporating a 1 ½ bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring electric hob with oven/grill below and stainless steel extractor hood above, plumbing for washing machine, plumbing for dishwasher, electric wall heater, part tiled walls, wood effect laminate flooring and storage cupboard housing the hot water cylinder.

### BEDROOM ONE

14'3 x 8'9

A double bedroom with upvc double glazed window, wood effect laminate flooring, electric wall heater and built-in wardrobe.

### BEDROOM TWO

11'5 x 8'9

A double bedroom with wood effect laminate

flooring, upvc double glazed window to rear and electric wall heater.

### BATHROOM

Appointed with a white bathroom suite of pedestal wash basin, low flush w.c, bath with shower above, fully tiled walls, two upvc double glazed windows and tiled flooring.

### OUTSIDE

The property has the benefit of a private storage shed within the communal gardens. There are communal parking areas just outside the property.

### COUNCIL TAX BAND - B