



Saxon Street, Wrexham, LL13 7BD

Price £260,000

Reference: 19379403

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

Set behind a gated entrance is this beautifully presented and extended 3 bedroom semi detached house with brick built garage, sunny aspect rear garden and conveniently located within walking distance of the city centre. Upgraded by the current owner since 2021 to include a stylish new shower room, new boiler, new Hammonds wardrobes to bedroom 1 and new floor coverings, the accommodation briefly comprises an arch front open porch, welcoming hall with staircase to 1st floor landing and store cupboard below, bay window fronted living room, sitting room with the warmth of a living flame gas fire, dining room with Upvc French doors opening to the rear garden and a well appointed modern kitchen breakfast room with an extensive range of handleless fronted base and wall cupboards. The 1st floor landing gives access to the 3 bedrooms, the front bedroom having bay window, and the impressive shower room with large walk in shower. To the outside, the gated drive provides parking for 4-5 cars and leads to the detached garage that includes a gardeners w.c. A garden gate opens to the brick paved patio, shaped lawned area and established flower beds. Energy Rating - C (69)

LOCATION

Saxon Street is conveniently located within walking distance of the City centre with its excellent range of amenities, public transport, restaurants and leisure facilities. St Joseph's Secondary School and St Giles Primary School are within easy reach together with the picturesque National Trust Parkland at Erddig. Good road links allow for daily commuting to the Wrexham Industrial Estate, the A483 bypass that connects Wrexham to Chester and the Maelor Hospital.



DIRECTIONS

From Wrexham City Centre proceed along St Giles Way with the Parish Church on your left. At the traffic lights turn left up the hill, taking the next left along Chapel Street and passing St Giles School. Take the right turn into Talbot Road and immediately left into Percy Road. Continue to the mini roundabout and take the 1st exit, next right onto Saxon Street and the property will be observed on the right.

ON THE GROUND FLOOR

Arched open fronted porch with tiled floor, sensor light and upvc part glazed entrance door opening to:

WELCOMING HALLWAY

Featuring wood effect flooring, stairs to first floor landing with storage cupboard below, radiator, Hive central heating controls and six panel doors off.

SITTING ROOM

13'0 x 11'9

Upvc double glazed bay window to front, continuation of the wood effect flooring, radiator and former chimney breast with alcove.

LIVING ROOM

12'4 x 12'1

Wood effect laminate flooring, attractive gas log effect fire set within chimney breast, radiator and an open aspect to:

DINING ROOM

8'8 x 8'5

Wood effect flooring, upvc double glazed French doors opening to rear garden and radiator.

KITCHEN/BREAKFAST ROOM

18'6 x 7'3

Well appointed with a modern handleless range of base and wall cupboards complimented by work surface areas incorporating a breakfast bar, Neff induction hob with pull-out extractor hood above (not tested), Zanussi oven/grill, stainless steel 1 ½ bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, two further upvc double glazed windows, space for fridge freezer, concealed wall mounted gas combination boiler installed 2022, part tiled walls, tiled flooring, ceiling hatch to roof space and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via a carpeted staircase with stair rods leading to:

LANDING

With gallery over stairwell, upvc double glazed window, ceiling hatch to roof space and six panel doors off to all rooms.

BEDROOM ONE

12'4 x 11'0

Fitted with a good range of Hammonds wardrobes, drawers and dressing table with soft closing doors, upvc double glazed window to rear and radiator.

BEDROOM TWO

12'9 x 11'9

Upvc double glazed bay window to front and radiator.

BEDROOM THREE

7'0 x 6'5

Upvc double glazed window to front, radiator, fitted storage cupboards and shelving.

SHOWER ROOM

8'6 x 7'1

Beautifully appointed with a modern white suite of close coupled w.c with dual flush, wall hung wash basin with chrome mixer tap, illuminated mirror above and vanity drawers below, walk-in double width shower with splash screen, mains thermostatic shower unit and Drench style shower head, part tiled walls, tiled flooring, amphisite grey vertical radiator, upvc double glazed window, inset ceiling spotlights and extractor fan.

OUTSIDE

Approached through a vehicular gate opening to a private driveway providing parking for 4-5 cars and leading to:

BRICK BUILT GARAGE

21'3 x 9'9

Having metal up and over door, tiled roof, lighting and power sockets, side personal door and window together with useful gardeners w.c with wash basin.

GARDENS

The rear garden enjoys a sunny aspect and includes a shaped lawn with established borders, brick paved patio area, cold water tap and security lighting.

COUNCIL TAX BAND - D