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# Wingetts

More than just estate agents

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## **1 Grange Court, Wrexham, LL11 2DD**

**Offers Over £160,000**

A well presented 2 bedroom semi detached house with parking for 2 cars and sunny aspect rear garden located on the fringe of the city centre close to a choice of amenities and shopping facilities. Briefly comprising a canopy with part glazed door through to Lounge with UPVC double glazed window to front, gas fire in surround and staircase to first floor landing. A kitchen dining room is fitted with a range of white fronted base and wall cupboards incorporating an oven, 4 ring gas hob and extractor fan. The dining area has a useful understairs storage cupboard and French doors opening to the rear garden. On the first floor there are 2 Bedrooms and a bathroom. Gas fired central heating and Upvc double glazing. To the outside there is a gated paved and decorative slate area to the front whilst the rear has an enclosed garden with patio, lawned area and access to the private parking. NO CHAIN. Energy Rating - C (74)

## LOCATION

Grange Court is located on the outskirts of Wrexham City Centre providing for good communication links to the A483 Wrexham to Chester by-pass and link roads to the Wrexham Industrial Estate therefore allowing for daily commuting to the major commercial and industrial centres of the region. There is a good range of shopping facilities and amenities nearby including the main railway station, Marks and Spencer's Food Hall, Aldi, Plas Coch public house and Sainsbury's. The property is within walking distance of two primary schools and the Wrexham Maelor hospital.

## DIRECTIONS

From Wrexham City Centre proceed along Regent Street into Mold Road passing the Wrexham Football Ground and Glyndwr University on the right. Take the 3rd exit at the roundabout passing The Range and continue across the next roundabout past the tennis centre, as the road bears round to the right turn left into Lodge Road where Grange Court will be observed on the right hand side.

## ON THE GROUND FLOOR

Canopy porch with part glazed door opening to:

### LOUNGE 13'8 x 12'0 (4.17m x 3.66m )

Gas fire set within surround, upvc double glazed window to front with radiator below, stairs to first floor landing, coving to ceiling and six panel door opening to:

### KITCHEN/DINING ROOM 12'0 x 8'4 (3.66m x 2.54m )

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with extractor hood above and oven/grill below, single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, plumbing for washing machine, space for fridge freezer, laminate flooring, part tiled walls, radiator, understairs storage cupboard and upvc double glazed French doors opening to the rear garden.

## ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

## LANDING

With ceiling hatch to roof space and six panel doors off to all rooms.

### BEDROOM ONE 11'6 x 12'0 into recess (3.51m x 3.66m into recess )

Two upvc double glazed windows to front, radiator and airing cupboard housing the hot water cylinder.

### BEDROOM TWO 10'9 x 5'6 (3.28m x 1.68m )

Upvc double glazed window to rear and radiator.

### BATHROOM 8'4 x 5'1 (2.54m x 1.55m )

Appointed with a white suite of pedestal wash basin,

low flush w.c, bath with electric shower over and splash screen, upvc double glazed window, part tiled walls, shaver socket, extractor fan and tiled flooring.

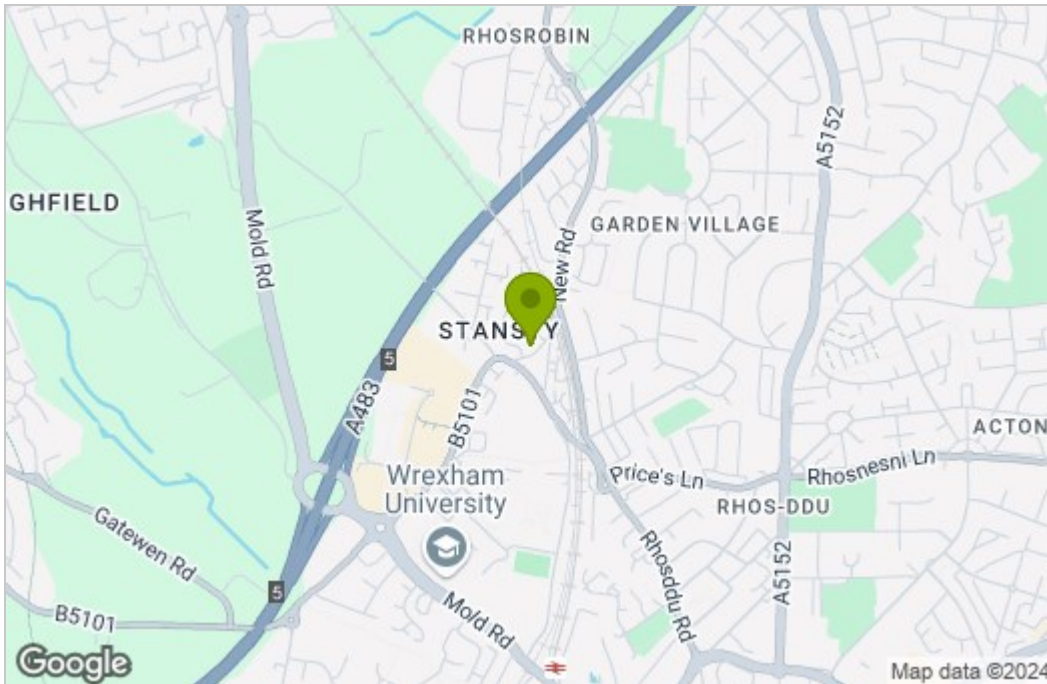
## OUTSIDE

The property is approached from the front through a gated path to the entrance door with low level brick boundary wall with decorative railings, paved and slated area and garden gate leading into the south facing rear garden which includes a timber shed, stone paved patio with lawned garden beyond and gated access to allocated parking bays.

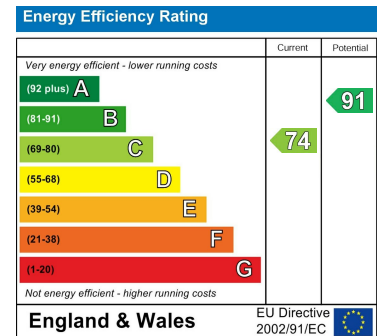
## COUNCIL TAX BAND - C

# Floor Plan

## Area Map



## Energy Efficiency Graph



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