



Churchill Drive, Wrexham, LL13 9HN

Price £105,000

Reference: 17023659

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

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Description

Wingetts are now in receipt of an offer for the sum of £115,500 for 20B Churchill Drive. Anyone wishing to place an offer on the property should contact Wingetts, 29 Holt Street, Wrexham, LL13 8DH 01978 353553 before exchange of contracts.

A spacious two bedroom semi detached house with private parking and garden located on the outskirts of Wrexham City Centre enjoying good road links to Wrexham, Chester and the Wrexham Industrial Estate. The accommodation briefly comprises canopy entrance porch, hallway, lounge, kitchen/dining room, cloaks/w.c. On the first floor there are two double bedrooms, with the principal bedroom having the benefit of an en-suite shower room and a bathroom. Gas fired central heating and upvc double glazing. NO CHAIN. Energy Rating - C (73)

LOCATION

Churchill Drive is located just off Cefn Road approximately 1 ½ miles from Wrexham City Centre and enjoying good road links to Wrexham, the Industrial Estate and A483 bypass to Chester. There are a range of shops and amenities nearby together with a bus service and both primary and secondary schools.



DIRECTIONS

From Wrexham city centre proceed along Holt Road for approximately 1 ½ mile to the roundabout with the Greyhound Public House on the right. Take the 4th exit onto Cefn Road and after approximately 500 yards, turn right onto Churchill Drive and the property will be observed on the left.

ON THE GROUND FLOOR

Canopy entrance porch with upvc part glazed door opening to:

HALLWAY

With stairs to first floor landing, radiator, coving to ceiling, inset spotlights and six panel door opening to:

LOUNGE

14'3 x 13'8
Upvc double glazed window to front with radiator below, coving to ceiling, inset spotlights, wood effect laminate flooring, central heating thermostat and double doors opening to:

KITCHEN/DINING ROOM

17'5 x 9'8
The kitchen area is fitted with a range of white cottage style base and wall units with work surface areas incorporating a 1 ½ bowl sink unit with upvc double glazed window above, four ring gas hob with oven/grill below and pull-out extractor above, radiator, inset spotlights, plumbing for washing machine, space for under counter fridge, coving to ceiling and tiled floor that continues into the dining area with upvc double glazed window and radiator.

CLOAKS/W.C

Appointed with a low flush w.c, wall mounted wash basin, tiled flooring and extractor fan.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window and six panel doors off.

BEDROOM ONE

13'9 x 14'4
A good sized principal bedroom with upvc double glazed window to front, radiator, coving to ceiling, ceiling hatch to roof space and six panel door to:

EN-SUITE

Appointed with a white suite of low flush w.c, pedestal wash basin, shower enclosure, upvc double glazed window, wipe clean wall panels, radiator and extractor fan.

BEDROOM TWO

9'9 x 10'7
Upvc double glazed window to rear, radiator and coving to ceiling.

BATHROOM

6'4 x 5'3
Appointed with pedestal wash basin, low flush w.c, bath with mixer tap and shower take-off, wipe clean wall panels, upvc double glazed window, extractor fan and ceiling spotlights.

OUTSIDE

The property is approached via a private driveway providing parking alongside a lawned garden. A side path leads to the rear garden with raised lawned area.

PLEASE NOTE

All services/appliances have not and will not be tested.

COUNCIL TAX BAND - C