



Chester Road, Wrexham, LL11 2SH

Price £270,000

Reference: 19415630

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
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Description

A 3 bedroom semi detached house with garage of popular 1930's bay window fronted design located within the sought after area known as Garden Village with its range of convenient shops and frequent bus service to Wrexham and Chester. Briefly comprising an arch fronted porch with part stained glass double glazed entrance door opening to hallway having stairs off to first floor landing. Bay window lounge with an open aspect to the sitting/dining room providing a light and airy reception room. Recently appointed fitted kitchen breakfast room with a modern white gloss fronted range of base and wall cupboards with works surface areas and integrated oven/grill, hob and extractor, useful understairs store cupboard. On the first floor there are 3 Bedrooms, 2 of which are good sized doubles, and a family bathroom with bath and separate shower enclosure. The property benefits from gas fired central heating and majority of UPVC double glazing to windows.. Externally, a private driveway gives access to the good sized garage and gravelled front garden for additional parking if required. The rear garden enjoys a good degree of privacy and includes a patio area, lawn, flower beds and a versatile brick built garden room. NO CHAIN. Energy Rating - D (59)

LOCATION

Garden Village has long been established as a sought after residential location located just a short drive from the city centre and having a convenient range of amenities and shopping facilities nearby to include a shop, barbers, popular pub/restaurant and both primary and secondary schools within close proximity. A frequent bus service to Wrexham and Chester is within walking distance together with good road links to the commercial and industrial centres of the region.



DIRECTIONS

From Wingetts Office proceed right, along Holt Street into Chester Street, continue across the next two roundabouts and up the hill, where No. 131 Chester Road will eventually be observed on the left hand side just after the turning for Acton Gate.

ON THE GROUND FLOOR

Arch fronted entrance porch with ceiling light, quarry tiled flooring, upvc part glazed entrance door with leaded and coloured glass panels opening to:

HALLWAY

With staircase to first floor landing, radiator, recessed shelving, coat hanging space and central heating timer control.

LOUNGE

12'4 x 11'6

Upvc double glazed bay window to front, radiator, three wall light points and coving to ceiling. An archway leads to:

SITTING/DINING ROOM

13'6 x 11'6

Upvc double glazed French door opening to the rear garden with upvc double glazed windows either side, radiator, gas fire in surround and four wall light points.

KITCHEN/BREAKFAST ROOM

14'6 x 7'6

Recently appointed with a white gloss fronted range of base and wall cupboards complimented by work surface areas incorporating a four ring electric hob with oven/grill below, stainless steel splashback and stainless steel extractor hood above, stainless steel single drainer sink unit with mixer tap and window above overlooking the rear garden, breakfast bar, radiator, plumbing for washing machine, space for fridge freezer, under stairs storage cupboard and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell and coving to ceiling.

BEDROOM ONE

12'4 x 11'5

Upvc double glazed bay window to front, radiator and coving to ceiling.

BEDROOM TWO

13'7 x 10'4

Upvc double glazed window to rear, radiator and built-in wardrobes.

BEDROOM THREE

8'4 x 7'6

Upvc double glazed window to front and radiator.

BATHROOM

8'9 x 7'6

A good sized bathroom appointed with a four piece white suite of pedestal wash basin, low flush w.c, twin grip panelled bath, shower enclosure with mains thermostatic shower, upvc double glazed window and part tiled walls.

OUTSIDE

The property is approached along a brick paved driveway with decorative gravel to side providing additional parking if required behind privacy hedging. The driveway leads to the garage having metal roller shutter door, lighting, power sockets and rear metal up and over door that gives access to the garden having brick paved patio, lawned garden with borders, brick built garden room and gardeners toilet. The rear garden enjoys a good degree of privacy and is enclosed to provide a safe family environment.

COUNCIL TAX BAND - E