



Archers Way, Wrexham, LL13 8RT
Price £100,000

Reference: 19410870

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

A spacious 2 bedroom double fronted terrace house with gas central heating and Upvc double glazing conveniently located on the fringe of the City centre with an excellent range of amenities, shopping facilities and road links within easy reach. The property requires a degree of refurbishment and briefly comprises a canopy porch, entrance hall with central staircase, good sized lounge and kitchen dining room. The 1st floor landing gives access to the 2 double bedrooms and a bathroom with shower over the bath. To the outside, a lawned front garden and an enclosed rear garden with patio and lawned area beyond. NO CHAIN. Energy Rating - C (71)

LOCATION

Conveniently located within walking distance of the city centre with its range of shops, leisure facilities, primary and secondary schools, restaurants and public transport. There are good road links to the Industrial Estate and A483 bypass linking Wrexham, Chester and Oswestry.

DIRECTIONS

From Wrexham City Centre proceed along Holt Street and Holt Road passing Wickes DIY Store on the right. Continue through the pedestrian crossing and then take the 3rd right turn onto Archers Way and the property will be observed on the left.



ON THE GROUND FLOOR

Canopy porch with upvc part glazed entrance door opening to:

HALLWAY

With central staircase to first floor landing, mains wired smoke alarm and internal doors off.

LOUNGE

15'9 x 11'3

A good sized reception room with a dual aspect with upvc double glazed windows to front and rear and radiator. Connecting door to:

KITCHEN/DINING ROOM

16'0 x 8'6

The kitchen area is fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above, part tiled walls, plumbing for washing machine, space for under counter fridge and freezer, upvc double glazed window to front, radiator, mains wired heat detector, upvc part glazed external door, useful understairs storage cupboard and connecting door to hallway.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, mains wired smoke alarm, upvc double glazed window, radiator and useful storage cupboard.

BEDROOM ONE

15'9 max x 12'6 max

Upvc double glazed windows to front and rear, radiator and storage cupboard.

BEDROOM TWO

11'3 x 8'3

Upvc double glazed window to front, radiator and storage cupboard housing the Ideal gas combination boiler.

BATHROOM

8'4 x 7'2

Appointed with a white suite of low flush w.c, pedestal wash basin with tiled splashback, twin grip panelled bath with electric shower above, upvc double glazed window, part tiled walls, extractor fan and radiator.

OUTSIDE

A pathway shared with the neighbouring property leads to the entrance porch alongside a lawned garden. A covered and gated side path leads to the

rear garden with patio area and lawned garden beyond.

COUNCIL TAX BAND - B