



Poyser Street, Wrexham, LL13 7RP

Price £125,000

Reference: 19423409

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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The logo for Wingetts, featuring a stylized green 'W' followed by the word 'ingetts' in a black serif font.



Description

A spacious 3 bedroom traditional town house located on the fringe of the city centre within walking distance of the hospital, university, public transport and range of shops and social amenities. The accommodation would benefit from some cosmetic improvements but has the benefit of Gas fired central heating via a Worcester combination boiler, Upvc double glazing and mains wired smoke alarms. Briefly comprising a Upvc double glazed entrance door opening to the enclosed porch, lounge with open aspect to the good sized dining/living room with stairs off to 1st floor, fitted kitchen and ground floor bathroom with white suite and shower over the bath. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles. Externally, a path leads to the entrance door alongside a slated front garden. Access to the rear via a shared path. NO CHAIN. Energy Rating - C (69)

LOCATION

The property is conveniently situated on the fringe of the city centre and within walking distance of a wide range of amenities including the Victorian Bellevue Park, with its sporting and recreational facilities, primary and secondary schools, supermarket, shops, restaurants and both train and bus stations. The Maelor Hospital is nearby together with the University. Good road links provide easy access to the commercial and industrial centres of the region including Chester and Shropshire.



DIRECTIONS

From Wingetts Office proceed left to the roundabout and take the left hand turning again. Continue along the inner ring road across the roundabouts into Grosvenor Road to the traffic lights in the left hand land. Continue round and left again, across the roundabout. Proceed along Bradley Road past Bellevue Park, through the traffic lights and then turn left onto Poyser Street and the property will be observed on the right.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENCLOSED PORCH

With upvc side window, tiled flooring and six panel white woodgrain effect door opening to:

LOUNGE

13'4 x 11'0

Upvc double glazed window to front, radiator, coving to ceiling and open aspect through to:

DINING ROOM

16'8 x 10'3

Featuring a upvc double glazed walk-in bay window to rear, radiator, useful downstairs storage cupboard and coving to ceiling.

KITCHEN

14'5 x 6'2

Fitted with a range of base and wall cupboards with chrome handles complimented by work surface areas incorporating a four ring electric hob with oven/grill below and filter hood above, radiator, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, tiled flooring and six panel door opening to:

BATHROOM

6'7 x 6'4

Appointed with a three piece white suite of pedestal wash basin, low flush w.c, bath with electric shower over and splash screen, fully tiled walls and tiled flooring.

SIDE PORCH

Upvc part glazed external door, upvc double glazed windows and tiled flooring.

ON THE FIRST FLOOR

Approached via the staircase to:

LANDING

With gallery over stairwell, ceiling hatch to roof space and doors off to all rooms.

BEDROOM ONE

13'5 x 11'0

A good sized principal bedroom with two upvc double glazed windows to front and radiator.

BEDROOM TWO

11'9 x 11'3

Upvc double glazed window to rear and radiator.

BEDROOM THREE

9'4 x 6'6

Upvc double glazed window to rear, radiator and Worcester gas combination boiler.

OUTSIDE

The property is approached along a path to the entrance door with slated front garden. The property has the benefit of a rear access.

COUNCIL TAX BAND - C