



Windsor Drive, Wrexham, LL11 2BD

Price £200,000

Reference: 19431282

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 bay window fronted semi detached house conveniently located on the fringe of the City Centre and a wealth of amenities having the benefit of gas fired central heating and Upvc double glazed windows. The property would benefit from some modernisation to recreate a lovely family home and briefly comprises an open fronted entrance porch, hall with quarry tiled floor and stairs to 1st floor landing, bay window fronted lounge, sitting/dining room, kitchen/breakfast room, rear lobby with store cupboard and w.c. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles, bathroom with shower over the bath and separate w.c. To the outside, a private drive leads to the garage and front paved garden with privacy hedge. The rear garden includes a patio area, lawn and decorative gravel. NO CHAIN. Energy Rating - E (43)

LOCATION

The property is conveniently located within walking distance of Wrexham City Centre, the University, Plas Coch retail park, Wrexham Football Ground and bus and train stations. There are excellent road links to Chester and Shropshire allowing for daily commuting to the commercial centres of the region. Alyn Waters Country Park and Moss Valley Park are just a short drive providing pleasant countryside walks.



DIRECTIONS

Proceed into Wrexham City Centre along Mold Road and take the right turning just prior to Wrexham University onto Windsor Drive and the property will be observed on the right.

ON THE GROUND FLOOR

Arched fronted entrance porch with quarry tiled floor and part glazed door opening to:

HALLWAY

With staircase rising to first floor landing, red quarry tiled floor with border, radiator, picture rail, mains wired smoke alarm and original internal door.

LOUNGE

13'2 into bay window x 11'9
Upvc double glazed bay window providing an excellent degree of natural light, radiator, tiled and timber fireplace to chimney breast, wood effect flooring and picture rail.

SITTING/DINING ROOM

12'8 x 10'9
Upvc double glazed window overlooking the rear garden, picture rail, wall mounted gas fire and wood effect flooring.

KITCHEN/BREAKFAST ROOM

15'2 x 9'4
Fitted with a range of base and wall cupboards with chrome handles complimented by work surface areas incorporating a stainless steel single drainer sink unit with upvc double glazed window above, plumbing for washing machine, space for electric cooker, upvc double glazed window, part tiled walls, useful understairs storage cupboard with consumer unit (inspected in 2022) and part glazed door opening to:

REAR LOBBY

With w.c and separate good sized storage cupboard.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With upvc double glazed window to ¾ landing, ceiling hatch to roof space, picture rail, mains wired smoke alarm and original doors off.

BEDROOM ONE

13'9 x 11'9
Upvc double glazed bay window to front, tiled fireplace and picture rail.

BEDROOM TWO

12'9 x 11'0
Upvc double glazed window to rear, radiator and picture rail.

BEDROOM THREE

8'3 x 7'5
Upvc double glazed window to front and picture rail.

BATHROOM

Appointed with a white two piece suite of pedestal wash basin with mixer tap, bath with mixer tap, electric shower and splash screen, grey part tiled walls, radiator, extractor fan, upvc double glazed window and airing cupboard housing the hot water cylinder.

SEPARATE W.C

With low flush w.c and upvc double glazed window.

OUTSIDE

The property is approached along a gated driveway providing parking which leads to:

GARAGE

14'0 x 6'7
With hinged doors to front and rear personal door.

GARDENS

The front garden is mainly paved bordered by privacy hedging. A side path leads to the rear garden which includes a patio area, decorative gravel, lawned garden and timber fencing to boundaries.

COUNCIL TAX BAND - D