

Palmer Street, Wrexham, LL13 8EY  
Price £127,000

Reference: 19500313

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



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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





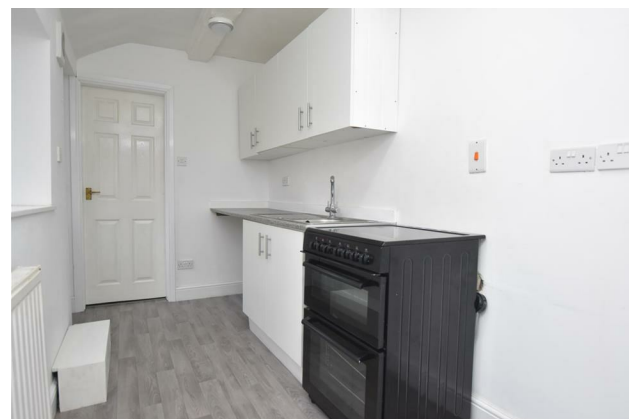


## Description

A well presented traditional 2 double bedroom town house with garden to the rear conveniently situated within walking distance of all the amenities, shops and public transport the city has to offer. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises a Upvc double glazed entrance door opening to the lounge, dining room with stairs to 1st floor landing, kitchen and bathroom with shower over the bath. On the 1st floor there are 2 double bedrooms. To the outside, a gated path leads to the front entrance with decorative gravel garden. To the rear is a courtyard with additional mainly lawned garden beyond. NO CHAIN. Energy Rating - D (68)

### LOCATION

Conveniently located on the fringe of the city centre within walking distance of a choice of supermarkets, restaurants, coffee bars and shops together with leisure facilities, cinema and bowling alley. Excellent road links allow for daily commuting to the Wrexham Industrial Estate, Chester and Shropshire and the city centre offers both bus and train stations.



### DIRECTIONS

From our city centre office proceed along Holt Street to the roundabout and take the 4th exit passing Tesco Extra on the left. Take the left lane to the next roundabout and take the 1st exit onto Smithfield Road and 2nd left onto Palmer Street where the property will be observed on the left.

### ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

#### LOUNGE

11'9 x 11'3

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

#### DINING ROOM

13'9 x 11'3

Upvc double glazed window to rear, radiator and staircase rising to first floor landing.

#### KITCHEN

11'5 x 5'6

Appointed with a white fronted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit, electric cooker, plumbing for washing machine, radiator, upvc double glazed window, upvc part glazed external door and internal door opening to:

#### BATHROOM

7'8 x 5'7

Appointed with a white suite of pedestal wash basin, low flush w.c, bath with electric shower over and splash screen, part tiled walls, easy clean wall panels to bath area, upvc double glazed window, radiator and extractor fan.

### ON THE FIRST FLOOR

Approached via the staircase from the dining room to:

#### LANDING

With six panel doors off.

#### BEDROOM ONE

11'9 x 11'4

Upvc double glazed window to front and radiator.

#### BEDROOM TWO

11'3 x 11'1

Upvc double glazed window to rear, radiator, 'Main' gas combination boiler, ceiling hatch to roof space and built-in storage cupboard.

### OUTSIDE

The property is approached along a gated path to the

entrance door alongside a decorative gravelled front garden and low level brick boundary wall. To the rear of the property is an enclosed yard area with cold water tap and further garden beyond which is mainly lawned and enclosed within privacy fencing.

### PLEASE NOTE

We have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.