



98 Holt Road, Wrexham, LL13 8RH
Offers In The Region Of £133,000

Available with No Onward Chain - Be the first to snap up this fantastic two-bedroom end terrace family residence situated in a convenient location on the fringe of the city centre. In need of some modernisation the living accommodation briefly comprises; entrance hall, lounge, kitchen/diner, two double bedrooms and a family bathroom. The property has the advantage of single-glazed windows and a Gas Central Heating System. Externally the property has lovely gardens to the front and rear along with a driveway providing off road parking with gated access. This property would make a perfect family home and an internal inspection is absolutely essential to fully appreciate what is on offer for sale. Please contact Wingetts to arrange a viewing.

Energy Rating - C (86)

LOCATION

Conveniently located on the outskirts of Wrexham City Centre and enjoying excellent communication links to the A483 by-pass and Wrexham Industrial Estate as well as allowing for daily commuting to the major commercial and industrial centres of the region. There are day to day shopping facilities nearby together with a regular public transport service that operates within the Area. Both primary and secondary schools are within a short distance, together with the popular and picturesque Acton Park.

DIRECTIONS

From Wingetts Office proceed left along Holt Street to the roundabout, continue onto Holt Road, passing the first set of traffic lights and No 98 will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

ENTRANCE HALLWAY

With fitted carpet and staircase leading to the first floor.

LOUNGE 11'3 x 15'11 (3.43m x 4.85m)

A great sized room with fitted carpet, power points, 2 x single glazed windows, Television point, radiator and and gas fire in surround with marble hearth (currently disconnected).

KITCHEN/DINER 8'7 x 16'0 (2.62m x 4.88m)

Fitted with a range of wall and base units with worktop, power points, phone point, 2 x single glazed windows, sink with drainer and taps, space for a oven, space for fridge and external door leading to the rear yard. Additionally there is plumbing for washing machine and useful understairs storage.

ON THE FIRST FLOOR

Approached via the staircase from the hallway:

LANDING

With fitted carpet, ceiling hatch to roof space, smoke alarm and three panel doors off.

BEDROOM ONE 8'9 (max) x 15'5 (2.67m (max) x 4.70m)

A bright front aspect double bedroom with 2 x single glazed windows, power points, radiator and fitted carpet.

BEDROOM TWO 11'4 (max) x 8'3 (3.45m (max) x 2.51m)

A bright front aspect double bedroom with single glazed windows, power points, radiator and fitted carpet.

FAMILY BATHROOM 8'1 (max) x 7'3 (max) (2.46m (max) x 2.21m (max))

Appointed with a white suite of pedestal wash basin,

low flush w.c, bath with Triton electric shower over, part tiled walls, vinyl flooring, upvc single glazed window and radiator. Additionally there is a storage cupboard housing the Ideal combi boiler which was installed in 2017.

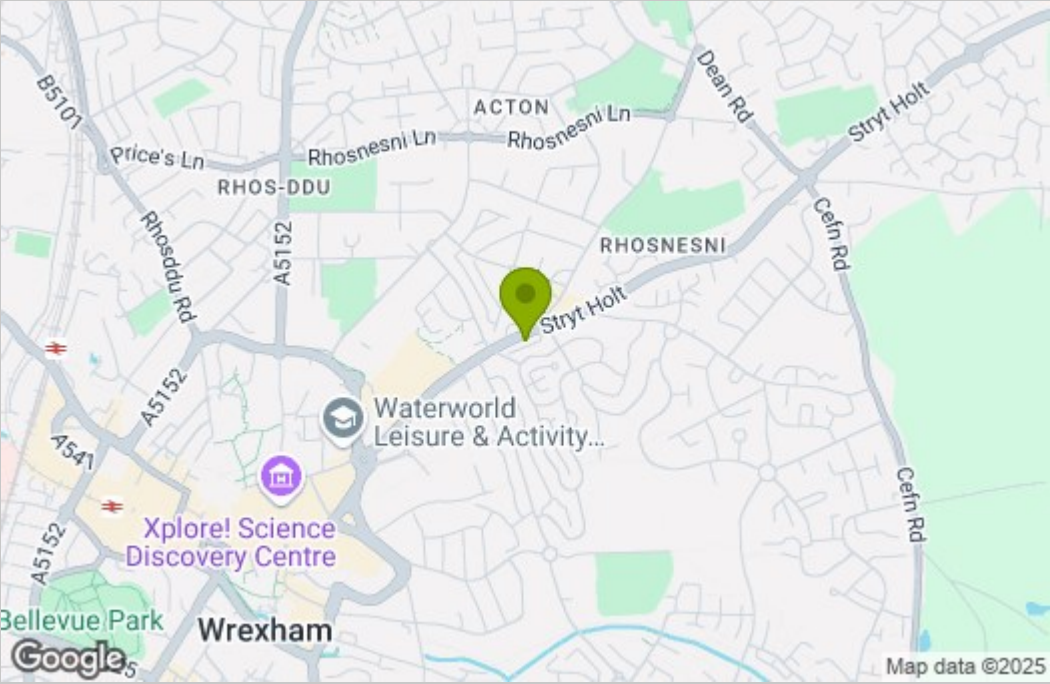
EXTERIOR

The property is approached along a gated path to the entrance door with lawned garden. To the rear of the property is an enclosed yard area providing off road parking with gated access with garden beyond which is mainly lawned.

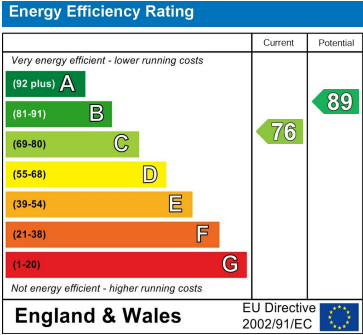


Floor Plan

Area Map



Energy Efficiency Graph



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