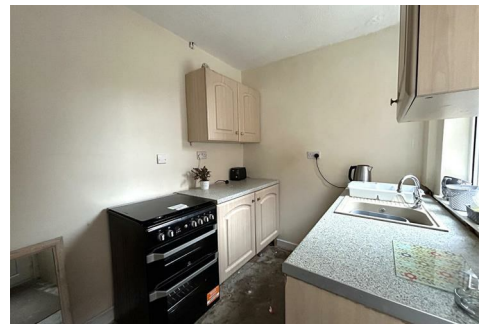


# Wingetts

More than just estate agents



**29 Hampden Road, Wrexham, LL13 7RU**

**Offers In The Region Of £117,000**

Available CHAIN FREE! An excellent opportunity to purchase this traditional two-bedroom terrace property located in the heart of the city of Wrexham. The internal accommodation comprises; entrance hallway, lounge, dining room, kitchen, two good sized bedrooms and a family bathroom. The property benefits from double glazed windows and Gas Central Heating. Externally the property has the advantage of private rear yard and a further garden area beyond. An internal inspection is absolutely essential to fully appreciate what is on offer for sale. Early viewing advised please call Wingetts today to arrange a viewing. EPC Rating- Awaited

## 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 take the first right and the property will be observed on the left.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With stairs to first floor landing, fitted carpet, mains wired smoke alarm and radiator.

### LOUNGE 10'4 (max) x 11'2 (3.15m (max) x 3.40m)

Wood effect laminate flooring, double glazed window to front, power points, radiator and gas fire in surround.

### DINING ROOM 10'7 x 11'10 (3.23m x 3.61m)

With fitted carpet, radiator, double glazed window and power points.

### KITCHEN 8'11 x 6'10 (2.72m x 2.08m)

Fitted with a range of wall and base units with worktop, power points, sink with drainer and mixer tap, 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 to:

### LANDING

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

### BATHROOM 6'10 x 8'9 (2.08m x 2.67m)

Fitted with a three piece suite comprising of a wash hand basin, panelled bath with Triton electric shower, fully tiled walls, storage cupboard housing Glowworm combi boiler and frosted double glazed window.

### BEDROOM ONE 11'2 x 13'11 (max) (3.40m x 4.24m (max))

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

### BEDROOM TWO 11'10 x 8'9 (3.61m x 2.67m)

Rear aspect double bedroom with double glazed window, power points, radiator and fitted carpet.

## EXTERIOR

Externally the property has the advantage of private rear yard with outbuilding and a further garden area beyond.

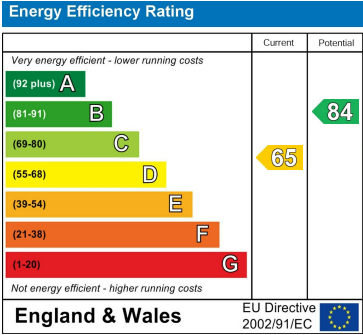


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.