



2 Eaton Drive, Wrexham, LL13 9BP

Price £120,000

A spacious 3 bedroom semi detached house offering excellent potential to recreate a family home having a good sized rear garden. Situated on the outskirts of the city centre with a good range of convenient facilities nearby together with road links to Wrexham, Industrial Estate and Chester. The accommodation requires a schedule of refurbishment and briefly comprises an entrance hall with stairs to 1st floor landing, lounge overlooking the front garden, kitchen leading to the dining room with French doors to rear garden. The 1st floor landing connects the 3 well proportioned bedrooms, 2 of which are doubles, and a bathroom. To the outside, a path leads to the entrance door alongside a lawned garden. The rear garden is a good size and has the potential to provide an excellent outdoor entertaining space for both children and adults. NO CHAIN. Energy Rating - D (66)

LOCATION

Situated within an established residential area on the outskirts of the city centre within close proximity of an excellent range of amenities and shopping facilities, public transport and both primary and secondary schools. Good road links allow for daily commuting to the major industrial and commercial centres of the region.

DIRECTIONS

From the city centre proceed along Holt Road for approximately ½ a mile turning right onto Hullah Lane. Follow the road until turning right onto Sycamore Road which leads into Eaton Drive and the property will be observed on the right.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With quarry tiled floor, stairs to first floor landing, upvc double glazed window and radiator.

LOUNGE 13'3 x 12'3 (4.04m x 3.73m)

Upvc double glazed window to front, radiator and wood effect flooring.

KITCHEN 11'2 x 8'9 (3.40m x 2.67m)

Fitted with a range of base and wall units, work surface areas, 1 1/2 bowl sink unit with upvc double glazed window above, four ring electric hob with oven/grill and stainless steel extractor hood, upvc double glazed window to side, understairs storage cupboard and upvc part glazed external door.

DINING ROOM 8'8 x 8'8 (2.64m x 2.64m)

Radiator, coving to ceiling and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, radiator and upvc double glazed window.

BEDROOM ONE 12'3 x 11'5 (3.73m x 3.48m)

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

BEDROOM TWO 13'3 x 8'9 (4.04m x 2.67m)

Upvc double glazed window to rear, radiator and built-in storage cupboard housing the Worcester gas combination boiler.

BEDROOM THREE 8'9 x 8'7 (2.67m x 2.62m)

Upvc double glazed window to front, radiator and storage cupboard.

BATHROOM 6'6 x 5'4 (1.98m x 1.63m)

Appointed with a bath with mixer tap, pedestal wash basin, low flush w.c, fully tiled walls, two upvc double glazed windows and radiator.

OUTSIDE

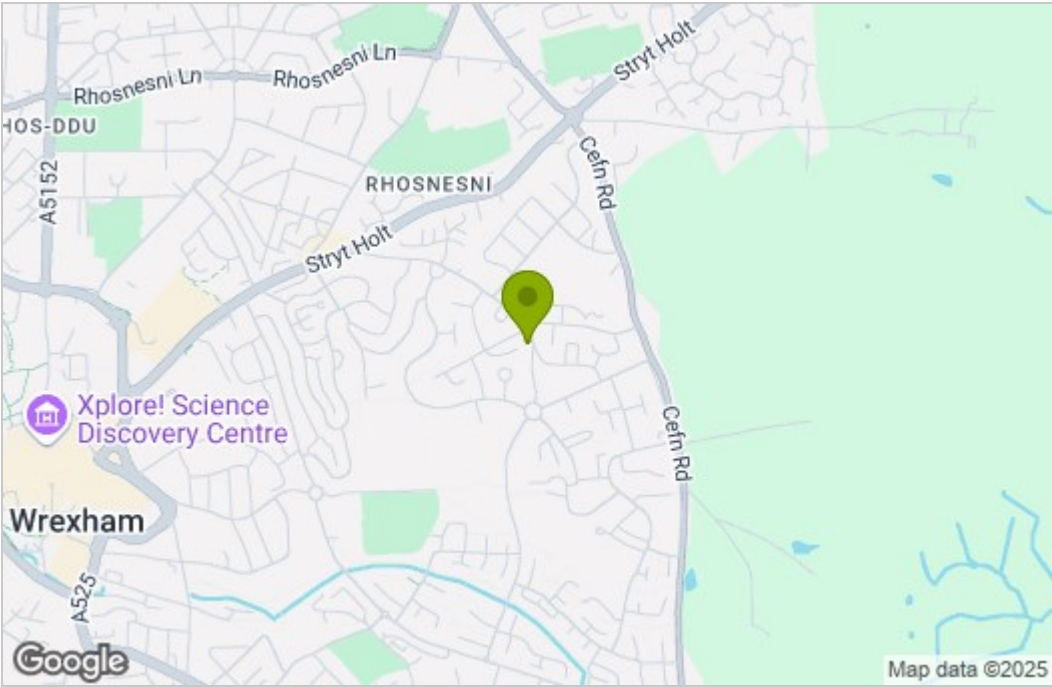
To the front of the property is a path which leads to the entrance door alongside a mainly lawned garden. A gated side path leads to the rear garden which includes a brick built store and patio with garden beyond.

PLEASE NOTE

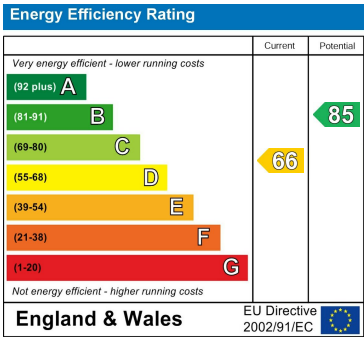
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Area Map



Energy Efficiency Graph



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