



15b Salisbury Road, Wrexham, LL13 7AS
Offers In Excess Of £275,000

A beautifully presented 3 bedroom semi detached, bay window fronted family home with driveway and good sized garage, blending charming features with modern day comforts to include high ceilings for light and airy accommodation, period radiators and a spacious and stylishly appointed kitchen breakfast room with integrated appliances. Conveniently located within walking distance of the city centre and all its amenities together with both primary and secondary schools. The accommodation briefly comprises an entrance hall with stairs to 1st floor landing, lovely lounge with the Upvc d/g bay window overlooking the front garden and warmth of a gas living flame fire, family sized dining room for entertaining with log burner, excellent storage cupboards and French doors opening to the garden. Impressive fitted kitchen breakfast room with an extensive range of shaker style base and wall cupboards, cloaks/w.c. and connecting door to the garage. The 1st floor landing connects the 3 bedrooms with the principal bedroom having a walk in dressing room or option of a home office or nursery. The family bathroom features a Victorian style roll top bath. Externally, the private gardens extend to the front and side to provide a lovely entertaining space for both children and adults with the drive and garage to the rear. EPC Rating - D (63)

LOCATION

Conveniently located on the fringe of the city centre having the benefit of an excellent range of shopping facilities, leisure amenities, restaurants, cafes and bars all within easy reach. Both primary and secondary schools are nearby together with excellent road links to the A483 by pass that connects Wrexham, Chester and Shropshire. The picturesque National Trust Parkland of Erddig is only a short distance away and popular amongst walkers and dog owners.

DIRECTIONS

From Wrexham City Centre proceed along the A525 passing Eagles Meadow Shopping and Leisure Centre on your right. Take the 2nd exit at the roundabout, 1st exit at the next roundabout and straight ahead passing Halfords and Matalan on your right. At the traffic lights just after Lidl, turn right and continue into Salisbury Road where the property will be observed on the right on the corner of Salisbury Close. (driveway within the close)

ACCOMMODATION

A Upvc part glazed entrance door with house name plate above etched into a glass panel opens to the hall.

HALL

Staircase to 1st floor landing, high ceilings continuing throughout the home, cornice ceiling, Victorian style radiator and 4 panel part glazed internal door to lounge.

LOUNGE 15'4 x 14'8 (4.67m x 4.47m)

A welcoming reception room enjoying an excellent degree of natural light through the Upvc double glazed bay window overlooking the front garden with 3 period radiators below, living flame gas fire in surround with tiled hearth, picture rail, cornice to central ceiling rose and a 4 panel part glazed door leading through to the dining room.

DINING ROOM 15'1 x 12'6 (4.60m x 3.81m)

An excellent entertaining room with Upvc double glazed French doors opening to the garden, wood style flooring, period radiator, picture rail, cornice ceiling, log burner set within chimney breast on a tiled hearth, 2 good sized walk in store cupboards with coat hanging space and gas combination boiler.

KITCHEN BREAKFAST ROOM 16'3 x 15'1 (4.95m x 4.60m)

Appointed to an excellent specification comprising a Shaker style range of base and wall cupboards complimented by work surface areas with matching upstands incorporating a 4 ring induction hob with integrated extractor, integrated dishwasher, integrated microwave, oven/grill, integrated fridge freezer, curved corner unit, integrated wine chiller, recessed shelving, inset ceiling spot lights, breakfast bar, plumbing for washing machine, travertine floor tiles, period radiator, Upvc double glazed window, tall vertical radiator and Upvc part glazed external door and internal door to garage.

CLOAKROOM

Appointed with a low flush w.c. corner wash basin in vanity cupboard, travertine floor tiles and part tiled walls.

1ST FLOOR LANDING

Approached via the wide staircase from the entrance hall to 1st floor landing with high ceiling, useful store cupboard with shelving, period radiator and ceiling hatch to roof space.

BEDROOM 1 12'7 x 11'5 (3.84m x 3.48m)

A good sized double bedroom with Upvc double glazed window to front, period radiator, coving to ceiling, picture rail and an open aspect to the dressing room.

DRESSING ROOM 8'6 x 7'7 (2.59m x 2.31m)

A versatile room with potential for a home office or nursery, mirror fronted sliding door wardrobes, Upvc double glazed window and period radiator.

BEDROOM 2 12'2 x 11'3 (3.71m x 3.43m)

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

BEDROOM 3 7'9 x 7'7 (2.36m x 2.31m)

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

BATHROOM

Appointed in a Victorian style with freestanding roll top bath with shower over, splash screen, wall hung wash basin with integrated towel rail, high flush w.c., fully tiled walls, tiled floor, period radiator with chrome heated towel rail, inset ceiling spotlights and Upvc double glazed window.

OUTSIDE 16'9 x 14'4 (5.11m x 4.37m)

To the front of the property is private garden with artificial grass for ease of maintenance, established hedging and borders, stone paved path continues alongside the house into a patio area for outdoor entertaining and BBQ's, raised flower beds, privacy fencing, external electric socket. To the rear is the private drive and GARAGE 16'9 X 14'4 (5.11m x 4.37m) having the benefit of an electric up and over door, lighting, power sockets and side window.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . 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.







Floor Plan



TOTAL FLOOR AREA : 1553 sq.ft. (144.3 sq.m.) approx.

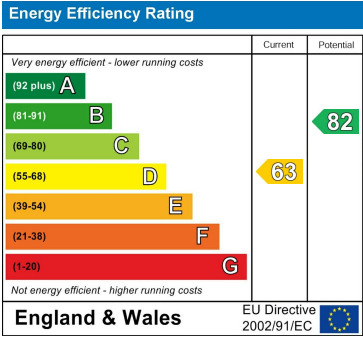
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph



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