

# Town & Country

Estate & Letting Agents

School Street, Wrexham

£120,000



Located at the heart of this popular village with a host of amenities close at hand. This property offers easy access to local motorway networks as well as Wrexham itself. This two bedroom terraced property enjoys the benefits of gas central heating along with UPVC double glazing and in brief comprises of an entrance hall, a living room, a dining room, a kitchen, a first floor landing with doors opening to the bathroom and the two double bedrooms.

Externally to the front of the property is a small forecourt whilst to the rear of the property is an enclosed courtyard garden with rear pedestrian access.

33 Lower Bridge Street, Chester, Cheshire, CH1 1RS

[info@townandcountrychester.com](mailto:info@townandcountrychester.com)

TEL: 01244 403900



**EXTERNALLY**

Externally to the front of the property is a small court and to the rear of the property is a courtyard enclosed by brick walls with timber rear access along with an outside light.

**ENTRANCE HALL**

The property is entered through a UPVC double glazed front door which opens to a ceramic tiled flooring, a radiator, stairs that rise to the first floor accommodation and a door that opens to the living room.



**LIVING ROOM**

10'10" x 8'10"

The living room features a window that faces the front elevation, a radiator, a brick fireplace and an arched through way to the dining room.



**DINING ROOM**

11'6" x 9'5"

The dining room features an under stairs storage cupboard, a window that faces the rear elevation, a radiator and a door that opens to the kitchen.



**KITCHEN**

8'7" x 6'5"

The kitchen is fitted with shaker style wall base and draw units with stainless steel handles and there is a worksurface space that houses stainless steel single drainer sink unit with mixer tap. The integrated appliances of the kitchen include a stainless steel oven hob and extractor hood. Other features of the kitchen comprise of space and plumbing for a washing machine, recessed down light set within the ceiling, a window that faces the side elevation and a UPVC double glazed door that opens to the rear garden.



**BATHROOM**

9'1" x 6'8"

The bathroom is installed with a white three piece suite and features a fitted corner cupboard housing a gas combination boiler. There is a panel bath, an electric shower, dual flush W/C, tiled walls, a radiator and an opaque window that faces the side elevation.



**BEDROOM ONE**

12'4" x 10'7"

The bedroom is fitted with an ornamental fireplace, a radiator and two windows that face the front elevation.



**BEDROOM TWO**

11'5" x 7'6"

This room features a radiator and a window that faces the rear elevation.

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