

Gerald Street, Wrexham Town Centre, LL11 1EL

Grow
SALES + LETTINGS

Offers in the Region of £220,000

- Red Brick Victorian Town House
- 4 Double Bedrooms
- 2 Spacious Reception Rooms
- 2 Full Bathrooms
- A Wealth of Original Features
- Rear Garden
- Walking Distance to Wrexham Town Centre
- In Need of Cosmetic Modernisation



A spacious 4 bedroom red brick period town house set within walking distance of Wrexham Town Centre.

With 4 double bedrooms, 2 Large reception rooms a large kitchen/diner, 2 bathrooms plus a rear garden and parking to the rear its a perfect family home.

Previously occupied as a rental property for many years it has a wealth of original features including multiple Victorian fireplaces, stained glass features, ceiling roses and a beautiful staircase, its now in need of some cosmetic modernisation.

The property is offered for sale chain free, as it is currently tenanted until September 2024



Grow Property North Wales

Phone: 01352 250 223, Email: sales@growproperty.co.uk

www.growproperty.co.uk

Front

Set back from the road with a front garden laid to patio, red brick wall surround, recessed porch with a decorative door with high level stained glass feature opening to the entrance hallway

Entrance Hallway

Original tiled floor, original panelled doors to lounge, dining room and kitchen/diner. Solid wood door to under stairs storage cupboard, original solid wood spindle stairwell to the first floor

Lounge 15' 9" x 12' 10" (4.80m x 3.91m)

Bay window to front aspect, wall mounted radiator, Victorian fireplace with original tiled and decorative mantle

Dining Room 13' 7" x 12' 10" (4.14m x 3.91m)

Double glazed window to rear aspect, wall mounted radiator, Victorian fireplace with original tiled and decorative mantle

Bathroom 8' 5" x 5' 10" (2.56m x 1.78m)

A suite comprising a shower cubical with shower, close coupled WC and pedestal wash hand basin, tiled floor, part tiled walls, obscure window to side aspect, wall mounted radiator



Kitchen/Diner 2' 8" x 11' 11" (0.81m x 3.63m)

A range of fitted wall, drawer and base units, worktop with stainless steel sink unit with mixer tap, inset gas hob with extractor hood over, built in eye level oven, plumbing for washing machine, space for fridge freezer, wall mounted combination boiler, two double glazed windows to the side aspect, door opening to the rear garden, wall mounted radiator

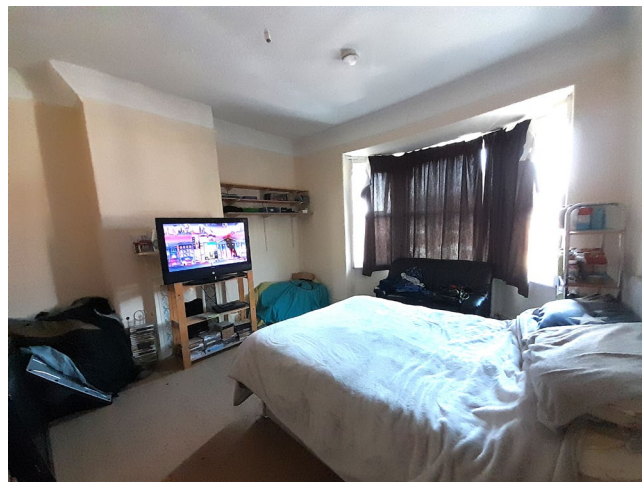


First Floor Landing

Original panelled doors to bedrooms and bathroom, sun window allowing natural light from the spacious attic

Bedroom One 12' 10" x 12' 7" (3.91m x 3.83m)

Bay window to front aspect, wall mounted radiator, Victorian fireplace with original tiled and decorative mantle



Bedroom Four 12' 10" x 7' 10" (3.91m x 2.39m)

Window to front aspect, wall mounted radiator

Bedroom Three 13' 9" x 12' 11" (4.19m x 3.93m)

Double glazed window to rear aspect, wall mounted radiator, Victorian fireplace with original tiled and decorative mantle

Family Bathroom 8' 5" x 5' 10" (2.56m x 1.78m)

A modern suite comprising a free standing bath, close coupled WC and pedestal wash hand basin, part tiled walls, obscure double glazed window to the side, wall mounted radiator



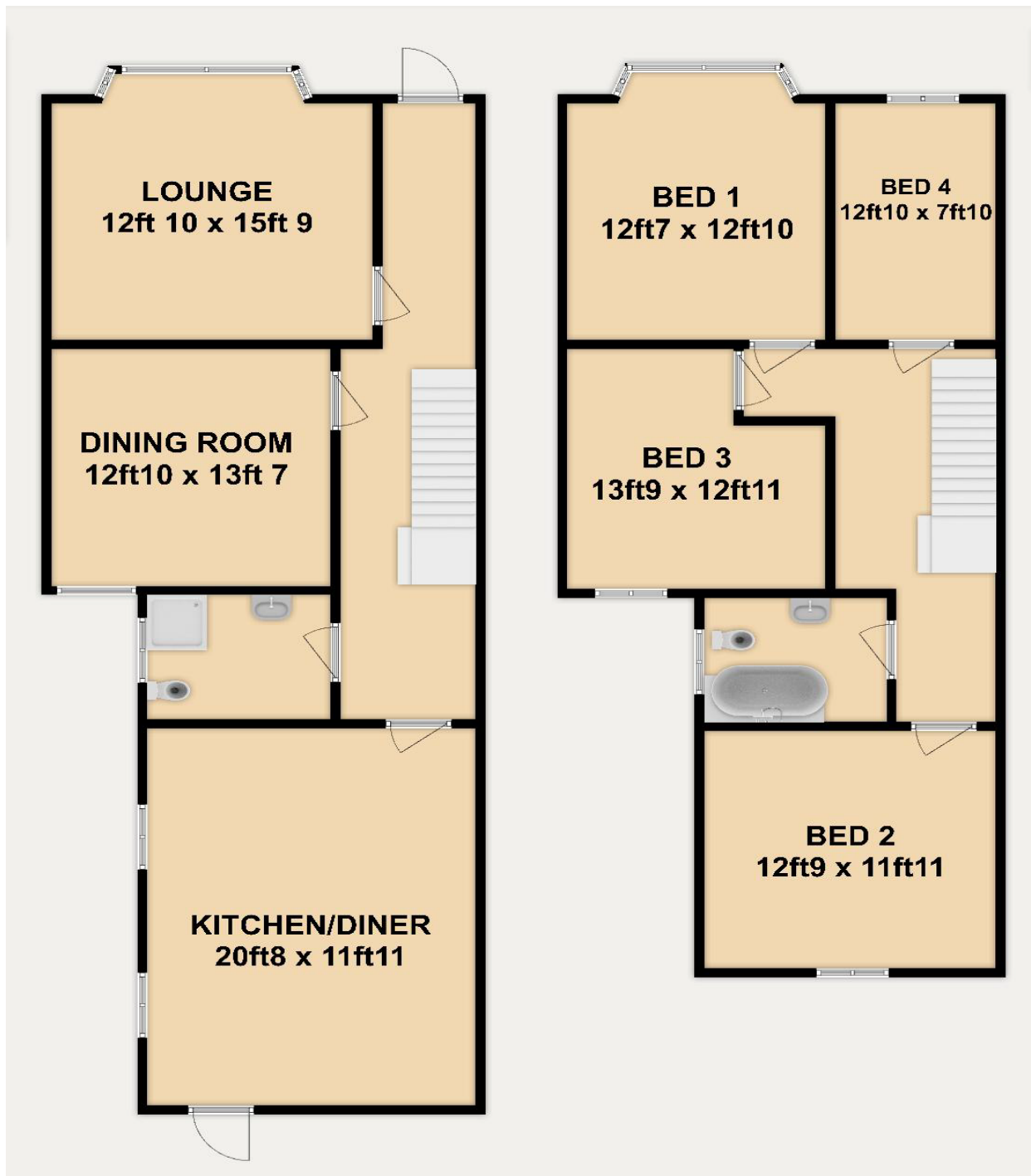
Bedroom Two 12' 9" x 11' 11" (3.88m x 3.63m)

Double glazed window to rear aspect, wall mounted radiator, Victorian fireplace with original tiled and decorative mantle

Rear Garden

A spacious garden with a lawned area, patio area, timber storage shed and brick built shed, timber fencing surround, timber gate to the rear with access to a parking area

FLOORPLAN



The property is currently tenanted, and viewings are to be arranged to the tenant's convenience, the property is being sold with vacant possession