

# New Road, Wrexham, LL11 2ES

## Offers in the Region of £140,000

**Grow**  
SALES + LETTINGS

- Victorian Town House
- 3 Bedrooms
- 2 Reception Rooms
- 2 Bathrooms
- Detached Garage
- Rear Courtyard Garden
- Ideal Buy to Let
- Perfect First Home



A 3 bedroom, 2 bathroom, 2 reception room Victorian house set in a popular location offering excellent access to Wrexham and North Wales.

A previous rental property it would make an ideal first home or buy to let investment and would benefit from some cosmetic modernisation.

There is a newly fitted kitchen and two modern bathrooms as well as a courtyard garden and detached garage to the rear. Offered for sale CHAIN FREE Viewing is highly recommended



Grow Property North Wales

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### Front

Set back from the road with red brick surround and iron gate opening to a pathway leading to a composite door which opens to the entrance hallway

### Entrance Hallway

Doors to lounge and dining room, stair to the first floor

### Lounge 12' 9" x 12' 7" (3.88m x 3.83m)

PVC double glazed box bay window to the front, wall mounted radiator, coved ceiling



### Dining Room 12' 9" x 11' 6" (3.88m x 3.50m)

PVC double glazed window to the rear, wall mounted radiator, opening to kitchen



### Kitchen 15' 0" x 6' 6" (4.57m x 1.98m)

Under stairs storage area with space for a fridge freezer, modern range of fitted wall, drawer and base units, worktop with inset stainless steel sink unit with mixer tap, space for an oven, opening to utility room



### Utility room 7' 2" x 4' 2" (2.18m x 1.27m)

Plumbing for washing machine, double glazed door to rear garden, door to downstairs bathroom

### Downstairs Bathroom 6' 8" x 6' 6" (2.03m x 1.98m)

A modern suite comprising a shower cubical, close coupled WC and pedestal wash hand basin, obscure PVC double glazed window to the side



### First Floor Landing

Doors to bedrooms, bathroom and access to the roof space

### Bathroom 8' 8" x 7' 8" (2.64m x 2.34m)

A modern suite comprising a shower cubical, low level WC and pedestal wash hand basin, chrome wall mounted towel radiator, obscure PVC double glazed window to the rear



### Bedroom One 11' 7" x 9' 4" (3.53m x 2.84m)

PVC double glazed window to the rear, wall mounted radiator



**Bedroom Two** 11' 2" x 9' 4" (3.40m x 2.84m)  
PVC double glazed window to the front aspect, wall mounted radiator



**Bedroom Three** 10' 8" x 7' 8" (3.25m x 2.34m)  
PVC double glazed window to the front, wall mounted radiator, built in wardrobe



**Garage**  
Accessed via an up and over door

**Rear Garden**  
A courtyard garden laid to paving with access to the rear via a gate

