

BOWEN

PROPERTY SINCE 1862



Asking Price £117,000

21 Poyser Street, Wrexham LL13 7RP

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A traditional end terraced house situated close to Victoria School and the city centre. The accommodation has been redecorated throughout and has modern kitchen and bathroom. The accommodation comprises porch, lounge open to dining room, kitchen, utility/cloakroom and to the first floor there are two double bedrooms and bathroom. There is unrestricted on-street parking and to the rear a small yard. EPC Rating 62|D.



Accommodation

On The Ground Floor:

Entrance Porch: 4' 10" x 3' 8" (1.48m x 1.11m)
Approached through a double glazed door. Double glazed windows to sides and front. Quarry tiled floor with recessed mat-well. Inner Georgian-style door to:

Entrance Hall: 6' 3" x 3' 1" (1.90m x 0.95m) Smoke alarm. Radiator. Stairs off.

Lounge/Dining Room: Viz:

Lounge Area: 16' 9" x 8' 11" (5.11m x 2.71m)
Radiator. Double glazed window. Television aerial point. Telephone point. Laminate timber effect flooring.

Dining Area: 12' 4" x 10' 2" (3.76m x 3.09m)
Radiator. Double glazed window.

Kitchen: 8' 4" x 6' 8" (2.55m x 2.04m) Fitted with a range of modern base and wall cabinets finished in white having fitted stainless steel single drainer sink unit set into laminate granite-effect topped work surfaces. Space for cooker. Radiator. Double glazed window. Tiling to work areas. Tiling to floor.

Rear Hall: 6' 6" x 2' 9" (1.97m x 0.84m) Radiator. Double glazed window.

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Utility/Cloakroom: 7' 10" x 6' 6" (2.40m x 1.98m) Fitted with a stainless steel single drainer sink unit set into base storage cupboard with fitted work surface, beneath which there is space and plumbing for an automatic washing machine. Radiator. Close flush w.c.

On The First Floor:

Landing: Loft access-point. Smoke alarm.

Bedroom 1: 14' 2" x 12' 5" (4.32m x 3.78m) Two double glazed windows. Television aerial point. Telephone point. Radiator.

Bedroom 2: 12' 4" x 9' 4" (3.77m x 2.84m) Radiator. Double glazed window. Television aerial point.

Bathroom: Fitted with a three piece suite finished in white comprising close flush w.c., pedestal wash hand basin and panelled bath with mains powered thermostatic shower fitted above. Extractor fan. Radiator. Part aqua-sheet finish to walls.



Outside: To the front elevation there is an enclosed forecourt with pathway leading to the front door. To the rear there is an enclosed yard.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by a gas-fired boiler.

Tenure: Freehold. Full Vacant Possession upon Completion

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued under Band "C".

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn left into Bradley Road. At the mini-roundabout continue straight across (also Bradley Road) and at the traffic lights continue straight across again onto Victoria Road. Take the next turning left (by Victoria Road School) onto Poyser Street. Continue until the property is observed on the left-hand side just before arriving at All Saints Church.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.