

BOWEN

PROPERTY SINCE 1862



Asking Price £110,000

30 Dale Street, Hightown,
Wrexham LL13 8EU

🏠 2 Bedrooms

🚿 1 Bathroom

30 Dale Street, Hightown, Wrexham LL13 8EU



General Remarks

Offered for sale with NO ONWARD CHAIN, this two bedroom, two reception room mid-terrace property is located within walking distance of the city centre and benefits from some external grant work which would have been carried out approximately 20 years ago. With double glazed windows, the property also has a "Worcester" combi boiler and is neutrally decorated throughout. Internally the living space briefly comprises a living room, dining room, kitchen, downstairs bathroom with white suite, landing and two double bedrooms. Representing excellent value for money, an early viewing is advised. EPC Rating - 65|D.

Location: Situated within walking distance of the city centre and Eagles Meadow Shopping Centre. There is a wide range of local amenities nearby including Eateries, Pubs, Shops and the Indoor Market. Schooling for all age groups can also be found in the area.



Accommodation

On The Ground Floor:

Living Room: 11' 11" x 11' 10" (3.64m x 3.61m) PVCu double glazed door and window to the front elevation. Radiator. Wood-effect flooring. Feature fire surround.

Dining Room: 11' 9" x 8' 11" (3.59m x 2.72m) PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring. Understairs storage cupboard.

Kitchen: 9' 1" x 6' 6" (2.78m x 1.98m) PVCu double glazed door and window to the side elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit. Integral gas hob and oven. Cooker hood. Plumbing for washing machine. Space for fridge freezer. Wall tiling. Wood-effect flooring.

Bathroom: 6' 6" x 5' 2" (1.98m x 1.57m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling.



On The First Floor:

Landing:

Bedroom 1: 11' 11" x 11' 10" (3.63m x 3.60m) PVCu double glazed window to the front elevation. Radiator.

Bedroom 2: 10' 7" x 9' 1" (3.22m x 2.76m) PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring. Cupboard housing a "Worcester" combination boiler. Attic hatch.

Outside: Externally there is a Yard leading off the Kitchen with a gate providing access to the main garden at the rear.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in a cupboard in Bedroom 2.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 65|D.

Council Tax Band: The property is valued in Band "B".



Directions: From the Agents Wrexham Office proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. At the roundabout proceed straight across and continue straight across again at the subsequent two roundabouts by Asda and then by Tesco eventually passing in front of the Mecca Bingo Hall. At the mini-roundabout take the first exit into Smithfield Road. Continue along Smithfield Road until reaching Dale Street on the left-hand side. The property will be observed on the left-hand side of the road identified by the Agents for-sale board.



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.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

