

BOWEN

PROPERTY SINCE 1862



Offers in the region of £250,000

3 Bedrooms 1 Bathroom

20 Foster Road, Wrexham LL11 2LT

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General Remarks

NO CHAIN - A recently redecorated pre-war style bow fronted semi-detached home providing extended two reception room / three bedroom accommodation occupying a level plot with walled rear garden in a popular location off Chester Road within a mile of the City Centre and all amenities..

This traditional bow fronted semi-detached home provides extended, just redecorated accommodation comprising an enclosed porch; entrance hall with woodblock floor and cloakroom beneath the stairs; front reception room with block floor, bow window and living flame gas fire to a marble fireplace; extended 22' deep rear reception with patio doors to the rear garden; 18' breakfast kitchen fitted with light oak finished units, contrasting marble work surfaces and upstands and integrated "Neff" appliances. Upstairs there are two double and one single bedrooms serviced by a fully tiled coloured bathroom with over-bath shower and a separate WC which by taste may require updating. The house is gas centrally heated from a "Worcester" combi boiler and PVCu double glazing is installed. The property occupies a level plot. Gated parking and lawned front garden. Gated side path and garden opening to a walled rear garden with lawn, corner patio and pre-cast garage to which access has historically been obtained via a track to the rear boundary.



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1 King Street Wrexham LL11 1HF

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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.

Location: The property is situated in an established residential area containing a variety of property types. Local amenities include Rhosddu Primary School and a 24 Hour Convenience Store/Post Office. The City Centre is less than a mile on level ground and Gresford roundabout and the A483 a similar distance. Chester Road is about 75 yards away with a bus stop on the quarter hourly Wrexham to Chester bus route.

Traditionally Constructed in a bow fronted style of brick with roughcast rendered upper elevations with a part timbered gable to the front beneath a slated roof and with a single storey extension to the rear.

Accommodation

On The Ground Floor:

Enclosed Porch: Part lead-lighted double glazed PVCu door with matching side reveals to:

Entrance Hall: 13' 1" x 7' 5" (3.98m x 2.26m) Woodblock floor. Central heating thermostat. Radiator. Single power point. Picture rail. Coved ceiling.

Cloakroom: 5' 7" x 2' 7" (1.70m x 0.79m) Fitted two piece white suite comprising a close coupled w.c. and corner wash hand basin.

Front Reception Room: 13' 10" x 12' 0" (4.21m x 3.65m) into semi-circular bow window. Open living flame coal effect gas fire to a marbled fireplace surround. Woodblock floor. Coved ceiling over picture rail. Television aerial point. One double and two single power points. Radiator.

Extended Rear Reception Room: 22' 0" x 11' 10" (6.70m x 3.60m) and 10' 9" (3.27m). Enclosed living flame gas fire set over a marbled hearth. Two radiators. Central archway. Two pendant light points. Coved ceiling. Four double and one single power points. Part woodblock floor.

Sliding aluminium framed double glazed patio doors to the rear.

Breakfast Kitchen: 18' 1" x 7' 11" (5.51m x 2.41m) and 7' 2" (2.15m). Refitted with ranges of light oak fronted units having contrasting marble work surfaces and up-stands including a stainless steel sink set into a drawer pack and range of five-doored base cabinets concealing "Neff" integrated appliances including an integrated fridge, separate freezer and corner carousels. Inset ceramic hob with a chimney-style filter hood above. Four adjoining tall units, two with pull-out larders and another with an eye-level oven and microwave above. Separate four-doored tall unit concealing the "Worcester" combination gas-fired central heating boiler. Inset ceiling lighting. Ceramic tiled floor. Part double glazed PVCu framed external door. Marble breakfast bar. Kick-board fan heater. Tall column radiator. Four double power points exposed with concealed spurs for appliances.

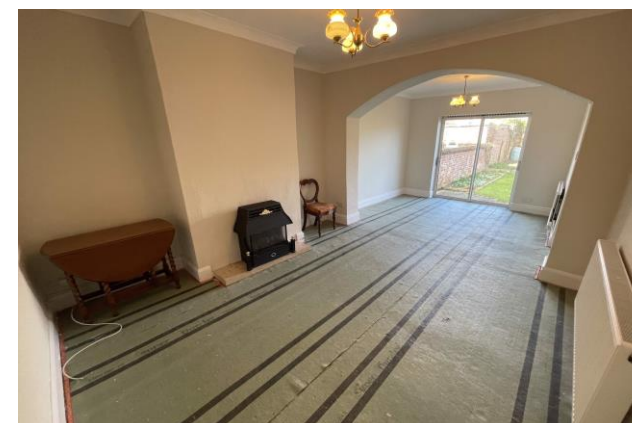
On The First Floor:

Landing: 7' 4" x 7' 0" (2.23m x 2.13m) excluding recess to Bathroom. Single power point. Loft access-point with drop-down ladder to boarded and dry lined attic space providing useful storage. Picture rail.

Bedroom 1: 14' 5" x 11' 10" (4.39m x 3.60m) into semi-circular bow window with radiator. Ornamental tiled fireplace surround. Double power point. Picture rail.

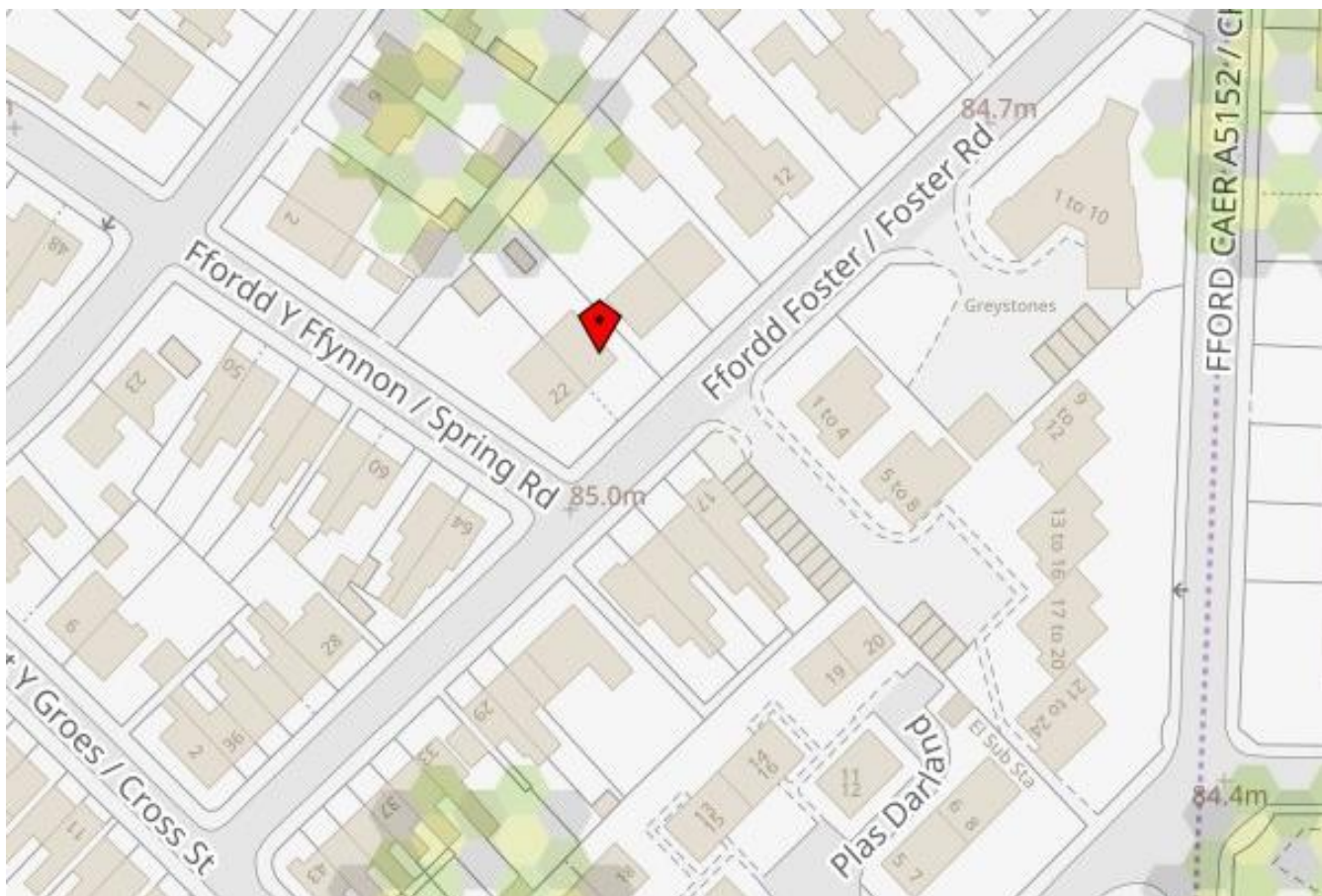
Bedroom 2: 11' 11" x 11' 6" (3.63m x 3.50m) Built-in linen cupboard with radiator and fitted shelving to one alcove. Ornamental tiled fireplace surround. Double power point. Picture rail.

Bedroom 3: 7' 11" x 7' 5" (2.41m x 2.26m) Single power point. Radiator. Picture rail.









Directions: For satellite navigation use the postcode LL11 2LT. From the city centre proceed on the Chester Road. Just before reaching the Nine Acre playing field on the right, turn sharp left into Foster Road. No. 20 will be seen after about 75 yards on the right.

Bathroom: 7' 4" x 5' 6" (2.23m x 1.68m) Fitted two piece "Sun King" shaded suite comprising a twin-grip panelled bath with a "Mira" mains thermostatic shower above and a pedestal wash hand basin. Timber panelled ceiling. Fully tiled walls. Radiator. Wall mirror.

Separate WC: 4' 2" x 2' 4" (1.27m x 0.71m) With a matching close coupled suite.

Outside: Gated tarmacadam Parking and lawned front garden with mixed borders. Gated side path and garden leading to the walled rear, where there is a flagged Patio, lawns, vegetable plot and pre-cast Single Garage historically approached from a track at the rear. Outside light and tap.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler concealed within the kitchen units. The property is wired for a BT telephone system

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

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 57|D.

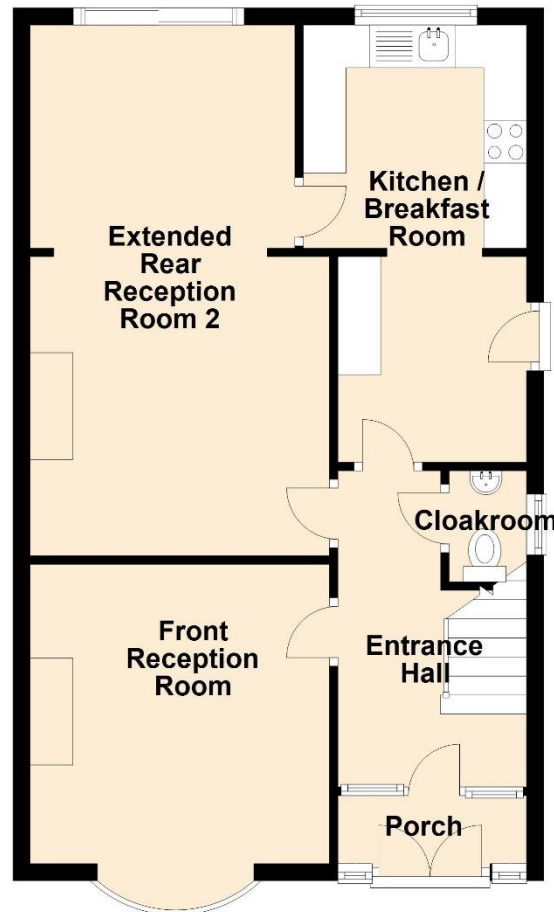
Council Tax Band: The property is valued in Band "D".

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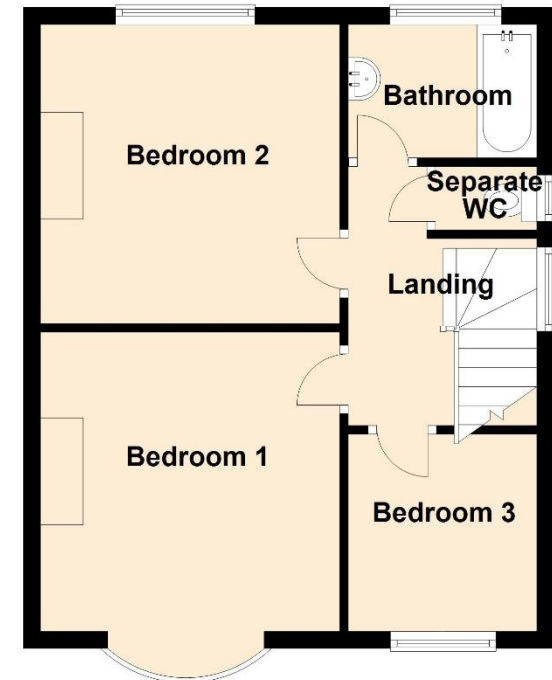
Ground Floor

Approx. 57.3 sq. metres (616.5 sq. feet)



First Floor

Approx. 41.5 sq. metres (446.9 sq. feet)



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We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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