

BOWEN

PROPERTY SINCE 1862



Offers in the region of £125,000

24 Dale Street, Wrexham LL13 8EU

🛏 2 Bedrooms

🚿 1 Bathroom

24 Dale Street, Wrexham LL13 8EU



General Remarks

NO CHAIN - A modernised two double bedroom town house conveniently situated on the fringe of the city centre about two hundred yards from Eagles Meadow.

Location: The property occupies a most convenient location on the fringe of the city centre about 200 yards from Eagles Meadow. Local amenities include a Corner Shop and choice of Takeaway Food Outlets.

Constructed of brick beneath a slated roof with a single storey pitched roof extension to the rear.

Accommodation

On The Ground Floor:

Living Room: 11' 11" x 11' 10" (3.63m x 3.60m) Approached through a part glazed PVCu framed door. Wood laminate floor. Radiator. Low level built-in meter cupboard. Wall mounted living flame electric fire.

Dining Kitchen: 11' 10" x 8' 10" (3.60m x 2.69m) excluding recess. Access to understairs storage cupboard. Fitted cream toned laminate fronted units including a single drainer stainless steel sink unit inset into a range of three-doored base units and one drawer pack with extended work surface, beneath which there is a built-under electric oven. Inset ceramic hob with an integrated filter hood above set between three-doored suspended wall cabinets. Separate work surface and wall cupboard to alcove. Wood laminate floor. Radiator. Chamfered brick-effect tiled splash-back.

Utility Room: 6' 6" x 6' 0" (1.98m x 1.83m) Full-depth work surface with plumbing for a washing machine. Wall mounted "Worcester" combination gas-fired boiler. Radiator. PVCu panelled external wall with window and double glazed door. Inset ceiling lighting.

Bathroom: 7' 4" x 4' 8" (2.23m x 1.42m) Fitted three piece white suite comprising a panelled bath with over-bath shower and screen, pedestal wash hand basin and close coupled dual flush w.c. Part tiled walls. Radiator. Extractor fan.



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Your home may be repossessed if you do not keep up repayments on your mortgage

On The First Floor:

Landing:

Bedroom 1: 11' 10" x 11' 10" (3.60m x 3.60m)
Radiator.

Bedroom 2: 11' 10" x 9' 0" (3.60m x 2.74m) Grey
toned laminate flooring. Victorian style fireplace
surround. Built-in cupboard over stairs.

Outside: Walled forecourt and rear yard with a
garden area beyond.

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 situated in
the Utility Room.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 54|E.

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



Directions: For satellite navigation use the post code LL13 8EU. Follow the inner ring road past Tesco and Eagles Meadow to a roundabout at which take the first exit onto Smithfield Road by the Anis Restaurant. At the brow of the hill pass Wrexham Motoring Supplies on the right then after about 500 yards turn left onto Dale Street when the property will be seen on the left.



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.