

Town & Country

Estate & Letting Agents

Bottom Road, Summerhill, Wrexham

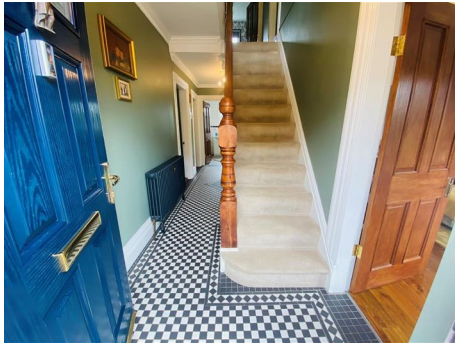
Offers Over £400,000



VIRTUAL TOUR AVAILABLE - This beautiful, double fronted period home has been sympathetically refurbished and modernised by the current owners with works completed to the highest standard throughout. This truly is the ideal home for any discerning purchaser who appreciates a high-quality finish and should be viewed to be fully appreciated. Constructed in 1905 the property itself is UPVC double glazed with gas central heating and in brief comprises internal accommodation made up of an open and inviting entrance hall with doors off opening to a living room, sitting room, kitchen/dining room, shower room and conservatory. Stairs off to the first floor landing offering access to Three double bedrooms and a beautifully presented Victorian style bathroom suite. Externally to the front of the property, is a well tended forecourt garden, laid to lawn with brick raised shrubbed planters and gated side access to an established side garden, again very well stocked with a variety of colourful plants and shrubs, also laid to lawn, with a paved patio area and timber side access which opens to both golden gravel and brick block off-road parking positioned to the front of a generous sized garage /workshop. The rear garden is also lawn and shrub with a paved patio area a covered seating area and allowing access to the outside utility room and basement storage area.

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Externally Front

With a brick external boundary wall, the property is approached through an iron gate opening to a lawn forecourt garden with raised planters and iron railings with a further iron gate opening to the side garden and courtesy lights situated either side of the front door.



Living Room

16' x 11'8

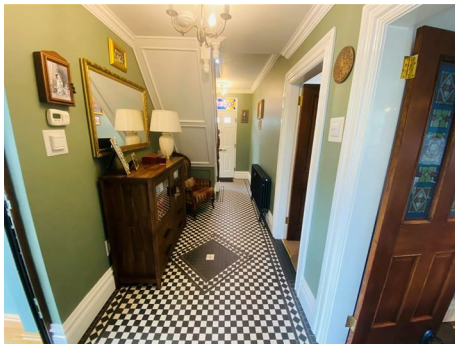
With a central Cast-iron fireplace with a slate hearth and ornate Adam style surround, picture rail and ornate ceiling coving and ceiling rose, featuring bay window to the front elevation, two column radiators and walnut plinths and three UPVC double glazed sash windows facing the front elevation with walnut sills and Ash risers.



Kitchen/ Dining Room

11'6 x 11'9

A beautiful kitchen with Welsh slate floor, a cast iron column style radiator, UPVC double glazed window facing the rear elevation and fitted with a range of bespoke wall, base and drawer units in Ash wood, with walnut work surface space housing a ceramic one and a half bowl sink unit with mixer tap and tiled splashback. There is space for range cooker with a fixed canopy containing an extractor hood above, space and plumbing for a dishwasher along with space for a tall fridge freezer. There is also coving to the ceiling along with the ceiling rose.



Entrance Hall

17'8 x 5'6

A composite double glazed front door with stain glass nameplate above, opens to an entrance hall with black and white chequered style tiled flooring ornate ceiling coving, a cast-iron column style radiator, stairs off rising to the first floor accommodation with oak banister and spindle balustrades, an oak panel door off to the sitting room and to the living room, with glazed oak panel doors opening to the kitchen and shower room. A composite stain glass door opens to the Orangery.



Shower Room

With a continuation of the black-and-white chequerboard tiled flooring, partially tiled walls, radiator. Installed with the three-piece suite comprising an oversized corner shower enclosure with Victorian style dual head shower, a dual flush low level WC and a vanity unit with a wash hand basin and mixer tap. An opaque UPVC double glazed sash window faces the rear elevation.



Sitting Room

16' x 11'8

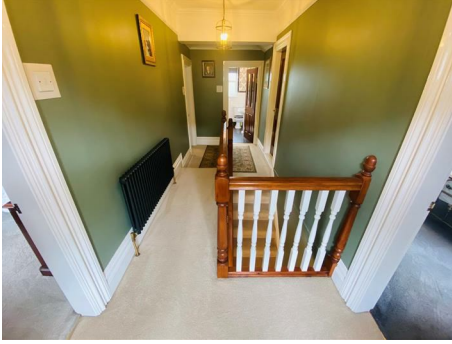
Featuring oak flooring, an open cast-iron fireplace with ornamental Adam surround, cast iron column style radiator. Packed with period features including: picture rail, ornate ceiling coving and ceiling rose, and featuring a bay window to the front elevation with three UPVC double glazed sash windows with walnut sills and risers.



Orangery

11'5 x 12'1

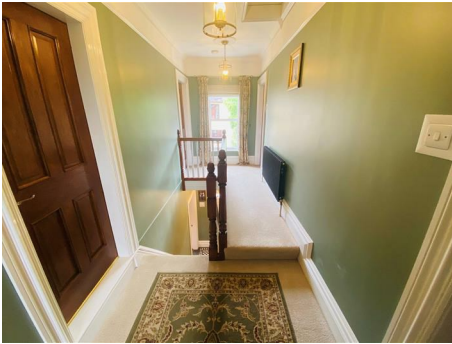
Accessed from a stained glass composite double glazed door from the entrance hall which opens to light oak stairs descending to the conservatory with matching banister and balustrades, Welsh slate flooring, column style radiator and fitted with a cloaks unit, with two cabinets seating with drawers below and made of light oak and ash. The orangery has recessed downlights within the ceiling and UPVC double glazed windows to the side and rear elevations.



First Floor Landing

17' x 5'6

With a continuation of the oak banister and spindle balustrades from the entrance hall, with a column style cast iron radiator, UPVC double glazed sash window facing the front elevation, access to the Loft, oak doors opening to all three bedrooms and to a walk in store cupboard (with radiator and light) and obscured partially glazed oak door opens to the bathroom suite.



Bathroom

A lovely Victorian style bathroom suite complete with roll top clawfoot bath with standalone mixer tap with handheld shower extension, a dual flush low level WC along with a pedestal wash hand basin, the walls are partially tiled with a column style radiator, porcelain tile flooring and an opaque UPVC double glazed sash window facing the rear elevation.



Bedroom One

13'4 x 12'6

With a UPVC double glazed sash window facing front elevation column style radiator ornate coving, ceiling rose and picture rail.



Bedroom Two

11'8 x 13'3 max

With a UPVC double glazed sash window facing the front elevation, column style radiator, ornate coving, ceiling rose and picture rail.

Bedroom Three

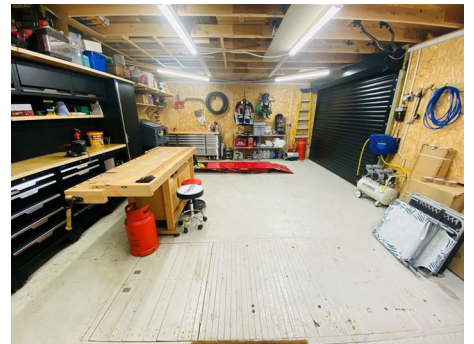
11'4 x 8'6

Another double bedroom with a sash window facing the rear elevation framing beautiful far reaching views, a column style radiator, ornate coving and ceiling rose and fitted with a range of wardrobe units complimented by brass handles, comprising higher and lower level cabinets along with two double floor to ceiling wardrobes.



Rear & Side Gardens

Beautifully presented side garden, partially laid to lawn with well stocked boarders packed with a range of colourful plants shrubs along with a paved patio area, golden gravel parking position along with block paving off-road parking accessed through timber gates and positioned to the front of the garage/workshop.



Garage

22'9 x 16'6

A fantastic workspace with an inspection pit, pitched roof, power and light accessed through an electric roller garage door to the front or via leaded glazed timber door from the side.

Storage Area

11'8 x 11'5

With brick Block flooring a UPVC double glazed sash window to the front elevation power and light and housing the gas was the combination boiler, throughway office access to further storage space with a light.

Utility

8'4 x 5'8

Installed with a base units and work surface housing stainless steel single drainer sink unit with a mixer tap with space and plumbing for a washing machine light and power (limited head). With door off leading to ample cellar storage with power, lighting and gas connection, which could be developed to a further reception room/ bedroom subject to planning.

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