

# Town & Country

Estate & Letting Agents

Hilltop View Road, Wrexham

£200,000



Located on a generous sized corner plot within this sought-after Wrexham suburb which offers easy access to the city centre, local motorway networks and a host of day-to-day amenities, this three-bedroom semi-detached property, in need of modernisation and refurbishment offers potential purchasers the ideal opportunity to import their own vision and style on a property. With internal accommodation briefly comprising an entrance hall, living room, kitchen, dining room and first floor landing offering access to three bedrooms and a bathroom. Externally, the front and rear gardens are predominantly lawn and shrub with off-road parking position to the front of a single garage with side access leading to again a predominantly lawn and shrub rear garden. This property is available with the benefits of no onward chain.

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## Externally

located on a generous sized corner plot with lawn and shrub gardens to both the front and side elevations along with off-road parking position to the front of a single detached garage. With side access to the rear garden which has a patio area, lawn, gravel, and shrub garden with a timber summerhouse, outside lighting and water supply.

## Entrance Hall

10'6 x 5'5

The property is entered through a double glazed front door which opens to an entrance hall with a radiator, glazed doors off opening to the kitchen and living room, stairs off with spindle balustrades and a cupboard below rising to the first floor accommodation.



## Living Room

14'6 x 12'4

With a double glazed window facing the front elevation with a radiator below and a marble hearth with feature surround.



## Kitchen

9'1 x 9'1

With fitted wall and base units, work surfaces housing stainless steel one and a half bowl sink unit with mixer tap and tiled splashback, space and plumbing for a washing machine, a double glazed window to the rear elevation and a double glazed door opening to the side elevation, a built in cupboard and open through way to the dining room.



## Dining Room

9'1 x 8'7

With a radiator and a double glazed door with side panels opening to the rear garden.

## First Floor Landing

With access to the loft, an airing cupboard, window to the side elevation and doors opening to the bathroom and all three bedrooms.



## Bathroom

6'5 x 5'7

Installed with a three piece suite comprising a panel bath with mixer tap and handheld shower extension, dual flush low level WC and pedestal wash hand basin, tiled walls, radiator and an opaque double glazed window facing the rear elevation.



## Bedroom One

10'6 x 9'8

With a double glazed window facing the front elevation with a radiator below, fitted with a range of wardrobes with sliding doors and a mirror insert.



## Bedroom Two

11'1 x 8'6

Having a double glazed window facing the rear elevation with a radiator below

## Bedroom Three

7'8 x 6'7

With a window facing the front elevation with the radiator below.

## Garage

22'2 x 8'3

With an up and over garage door to the front, power and light, a single glazed timber frame window facing the rear elevation and a timber and glazed side access door.



## Rear Garden

## Services

The agents have not tested any of the appliances listed in the particulars.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

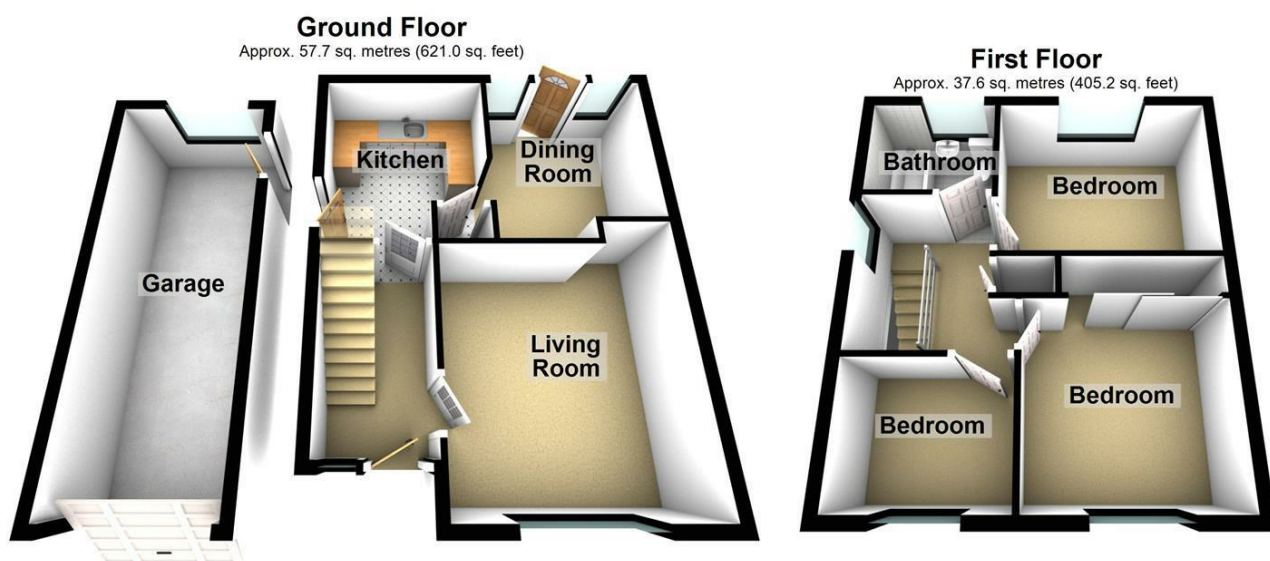
## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 95.3 sq. metres (1026.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.