



49 Narrow Lane, Wrexham, LL12 8EN

£225,000

Welcome to this charming semi-detached house located on Narrow Lane in the popular village of Gresford. The property briefly comprises of Entrance Hallway, Living Room, Spacious Kitchen / Diner and a Shower Room to the ground floor . On the First floor there are 3 Bedrooms and a Family Bathroom. Externally there are lawned areas to the front and rear and a driveway offering off road parking.

Don't miss out on the opportunity to make this house your home. Contact us today on 01978 750234 to arrange a viewing.

** Please note that this property is currently going through Probate.

Entrance Hallway



Laminate Flooring, Radiator, Stairs Rising and Doors off to:

Living Room 11'10" x 10'5" (3.63 x 3.19m)



Carpet to floor, UPVC double glazed window to the front elevation, Radiator, Consumer unit, Electric stove effect fire, Sockets and Light fitting

Kitchen / Diner 12'5" x 18'1" max (3.80 x 5.52m max)



Range of wall, drawer and base units with complimentary worktop over. Integrated dishwasher. UPVC double glazed window and French doors to the rear elevation. Spotlights, Radiator, Laminate flooring, Built in cupboards (one housing a combi boiler)

Shower Room 7'2" x 3'6" (2.20 x 1.09)



UPVC double glazed window to the side elevation, Fully tiled walls and floor. Pedestal basin, Close coupled WC, Shower cubicle with mains powered shower and glass door. Heated towel rail and extractor.

Stairs / Landing

UPVC double glazed window to the side elevation, Carpet to floor, Radiator, Access to part boarded loft with ladder.

Bedroom 1 12'5" x 11'10" (3.80 x 3.61m)



Carpet to floor, UPVC double glazed window to the rear elevation, Radiator, TV point, Sockets and switches

Bedroom 2 11'10" x 10'5" (3.62 x 3.20m)



Carpet to floor, UPVC double glazed window to the front elevation, Radiator, TV point, Sockets and switches

Bedroom 3 7'5" x 9'4" (2.28 x 2.87m)



Carpet to floor, UPVC double glazed window to the rear elevation, Radiator, TV point, Sockets and switches

Bathroom 7'2" x 7'4" (2.19 x 2.24m)



UPVC double glazed window to the front elevation, Part tiled walls and fully tiled floor. Pedestal basin, Close coupled WC, . D shaped panelled bath, Heated towel rail and extractor.

Externally

Front

To the front of the property there is a lawned

area with a driveway offering ample off road parking

Rear

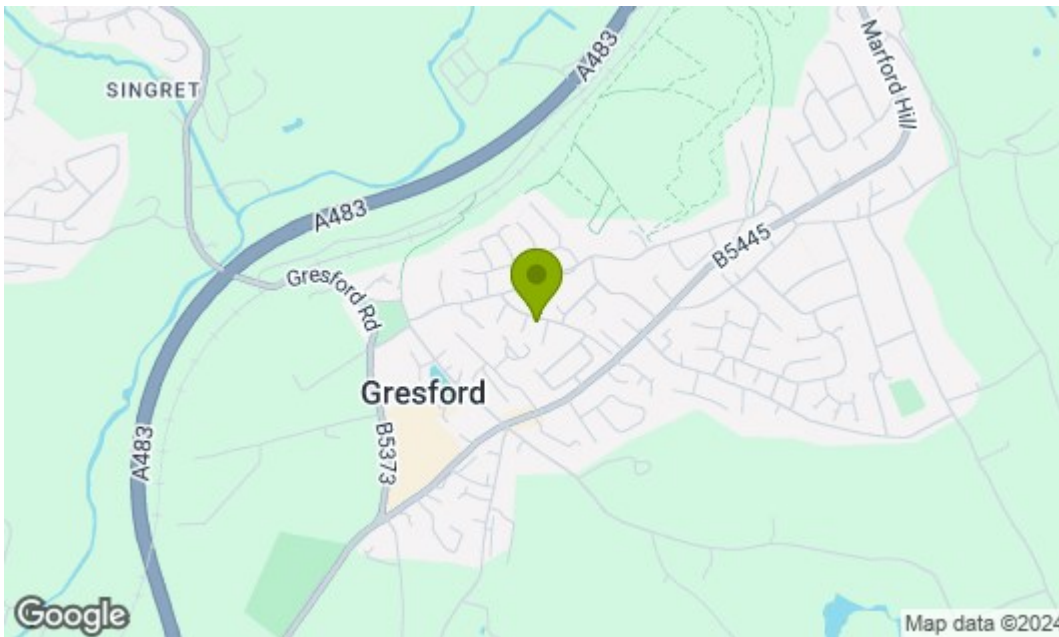


The rear of the property is mainly laid to lawn with a patio area, mature borders.

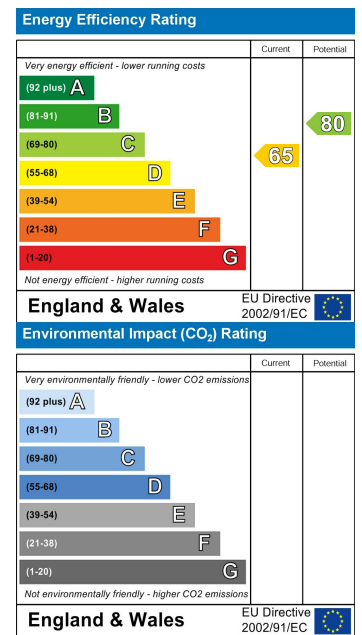


Floor Plan

Area Map



Energy Efficiency Graph



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