

Wingetts

More than just estate agents



26 Princess Street, Wrexham, LL13 7UR

Price £137,500

A well presented 2 double bedroom traditional terraced property offering good sized accommodation within this popular residential area on the outskirts of the city centre having the benefit of newly decorated throughout, majority new flooring/carpets, modern Worcester combi boiler and Upvc double glazing. Briefly comprises PVC entrance door through to Lounge with laminate flooring that continues into the Dining Room. Kitchen fitted with a range of base and wall units and work surface areas. The bathroom has a white suite including a bath with shower over. Stairs to first floor landing connects the 2 double bedrooms. Front garden area and a sunny aspect rear garden. NO CHAIN. Energy Rating - D (58)

LOCATION

Conveniently located on the fringe of the city centre enjoying a range of amenities nearby including local shop, Bellevue Park with its tennis courts, playground and football pitch, primary and secondary schools. Good road links to the city centre and A484 by pass allow for daily commuting to the major commercial and industrial centres of the region.

DIRECTIONS

From Wrexham proceed along Regent Street to the traffic lights and then turn left past the Cats Protection Centre, across the roundabout into Bradley Road. Proceed through the traffic lights and take the 1st right, next left onto Princess Street, and the property will be observed on the right hand side.

ON THE GROUND FLOOR

Upvc entrance door with top window light opening to:

LOUNGE 11'5" into recess x 10'9" (3.5m into recess x 3.3m)

Upvc double glazed window to front with fitted blind, storage cupboard within recess, newly fitted grey wood effect laminate flooring, radiator and six panel door opening to:

INNER HALL

Staircase to first floor landing with newly fitted carpet, mains wired smoke alarm and an open aspect to:

DINING ROOM 10'2" x 11'5" (3.1m x 3.5m)

Newly fitted carpet, upvc double glazed window with fitted blind, radiator, central heating timer control and useful understairs storage cupboard. Six panel door to:

KITCHEN 9'2" x 5'10" (2.8m x 1.8m)

Fitted with a range of base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, plumbing for washing machine, gas cooker point, part tiled walls, modern Worcester gas combination boiler and tiled flooring that continues into:

REAR HALL

With upvc part glazed external door and six panel door to:

BATHROOM 6'10" x 5'2" (2.1m x 1.6m)

Appointed with a white suite of low flush w.c, pedestal wash basin, bath with mixer tap, shower take-off and splash screen, part tiled walls, upvc double glazed window with fitted blind, chrome heated towel rail, extractor fan and tiled flooring.

ON THE FIRST FLOOR

Approached via the staircase from the inner hall to:

LANDING

With ceiling hatch to roof space, mains wired smoke alarm and four panel doors off.

BEDROOM ONE 10'9" x 11'5" (3.3m x 3.5m)

Ornate cast iron fireplace, newly fitted carpet, radiator and upvc double glazed window to front with fitted blind.

BEDROOM TWO 11'5" x 10'2" (3.5m x 3.1m)

Newly fitted carpet, radiator, ornate cast iron fireplace, upvc double glazed window and built-in storage cupboard.

OUTSIDE

The property is approached along a gated path leading to the entrance door with decorative gravel to front and low level brick built privacy wall. To the rear is a yard area which leads through to a sunny aspect lawned garden.

PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).





Area Map

Energy Efficiency Graph



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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