



**6 Walkham Court, Gwersyllt, Wrexham, LL11 4GA**  
**£190,000**

## The Property Perspective

Garden Place, Victoria Street, Altrincham, WA14 1ET

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### GROUND FLOOR

#### Lounge 15'4" x 11'5" (4.68m x 3.49m)

High quality wood effect laminate flooring with electric fire, curtains and blind

#### Kitchen/diner 11'4" x 14'5" (3.46m x 4.40m)

Tile flooring with patio doors leading to the rear garden, spotlighting and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

#### WC/cloaks

Tile flooring with 2 piece bathroom suite in white and radiator

### FIRST FLOOR

#### Bedroom 13'0" x 8'5" (3.98m x 2.58m)

Carpet flooring with window to the front elevation, curtains and blind

#### En-suite

High gloss tile flooring with 2 piece bathroom suite in white, separate showering enclosure and radiator

#### Bedroom 8'5" x 10'4" (2.58m x 3.16m)

Carpet flooring with window to the rear elevation, curtains and blind

#### Bedroom 7'7" x 5'9" (2.32m x 1.77m)

Carpet flooring with window to the front elevation, curtains and blind

#### Bathroom

Vinyl flooring with 3 piece bathroom suite in white, heated towel rail, spotlighting and blind

### EXTERNAL

Allocated parking for 2 vehicles in communal car park to the rear of the property. Private South-west facing rear garden, enclosed by panel fencing with gated access to the rear.