

# Wingetts

More than just estate agents



**29 Gibson Street, Wrexham, LL13 7TS**

**Price £130,000**

A well presented traditional 2 double bedroom end of terrace town house with good sized enclosed rear garden having the benefit of being grant improved to include a replacement roof. Conveniently located on the fringe of the city centre within close proximity to the picturesque Bellevue Park and the range of amenities, the accommodation briefly comprises a part glazed entrance door opening to the vestibule, lounge with Upvc double glazing, dining/sitting room with staircase to 1st floor, kitchen, rear hall with bathroom off. The 1st floor landing connects the 2 double bedrooms. Gas fired central heating via a combination boiler and Upvc double glazing. The generous rear garden benefits from being enclosed and includes a stone paved patio area, decorative gravel and side access gate. NO CHAIN. Energy Rating - TBC

## LOCATION

Conveniently located on the fringe of the city centre enjoying a range of amenities nearby including the picturesque Bellevue Park with its tennis courts, playground and football pitch, primary and secondary schools, a host of shopping facilities and public transport. 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 the city centre proceed along St Giles Way with St Giles Church on the right. At the traffic lights continue straight across, over the next roundabout at Island Green, and 1st left at the next roundabout onto Bradley Road. Take the 4th right turn onto Peel Street, left onto Gibson Street and the property will be observed on the left.

## ON THE GROUND FLOOR

Part glazed entrance door opening to:

## VESTIBULE

With six panel door to:

## LOUNGE 11'9" x 11'9" (3.6m x 3.6m)

Upvc double glazed window to front, gas fire to chimney breast, radiator and six panel door opening to:

## DINING/SITTING ROOM 11'9" x 10'9" (3.6m x 3.3m)

Featuring a living flame gas fire, upvc double glazed window to rear, radiator, stairs to first floor landing and six panel door opening to:

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

Appointed with a timber trim range of base and wall cupboards, work surface areas, stainless steel single drainer sink unit, upvc double glazed window, electric cooker point and six panel door opening to:

## REAR HALL

Upvc part glazed external door, radiator and coat hanging space.

## BATHROOM 7'10" x 5'2" (2.4m x 1.6m)

Appointed with a white suite of pedestal wash basin, low flush w.c, twin grip panelled bath with mains thermostatic shower above, radiator and part tiled walls.

## ON THE FIRST FLOOR

Approached via the staircase from the dining/sitting room to:

## LANDING

With ceiling hatch to roof space and six panel doors off.

## BEDROOM ONE 11'9" x 11'9" (3.6m x 3.6m)

Upvc double glazed window to front and radiator.

## BEDROOM TWO 10'9" x 8'10" plus recess (3.3m x 2.7m plus recess)

Upvc double glazed window to rear, radiator, Main gas combination boiler and storage cupboard.

## OUTSIDE

To the rear of the property is an enclosed good sized garden enjoying a sunny aspect and featuring a paved patio area, decorative gravel, circular stone paved patio, external lighting and side access gate.

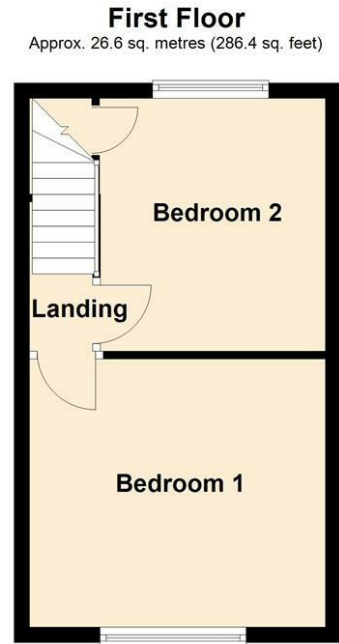
## PLEASE NOTE

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# Floor Plan



# Area Map



# Energy Efficiency Graph

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

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