



**8 Dale Street, Wrexham, LL13 8EU**

**Price £125,000**

A traditional 2 double bedroom terrace house conveniently located on the fringe of the city centre having an excellent range of amenities, public transport, supermarkets all within easy reach. The accommodation has the benefit of gas fired central heating via a combination boiler, Upvc double glazing and briefly comprises a Pvc entrance door opening to the lounge with wood effect laminate floor, dining room with staircase to 1st floor landing, fitted kitchen and bathroom. The 1st floor includes the 2 double bedrooms. Gated front garden and enclosed rear courtyard style garden with further garden beyond offering excellent potential. NO CHAIN. Energy Rating - D (66)

## LOCATION

Located on the fringe of Wrexham City Centre therefore providing an excellent location for those wishing to take advantage of all the social amenities, restaurants, public transport, University and shopping facilities on offer. There are good road links to the Wrexham Industrial Estate and the A483 Wrexham to Chester by-pass, therefore allowing for daily commuting to the major commercial and industrial centres throughout the region.

## DIRECTIONS

From Wingetts Office proceed left along Holt Street to the roundabout and take the fourth exit passing Tesco on the left. Continue across the pedestrian crossing and take the left at the next roundabout passing Mecca Bingo on the left. Take the next left onto Smithfield Road and 2nd left into Dale Street and the property will be observed on the left.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

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

Wood effect laminate flooring, upvc double glazed window to front, meter cupboard, tiled fireplace, coving to ceiling and four panel door opening to:

### DINING ROOM 11'9" x 11'5" (3.6m x 3.5m)

Having a continuation of the wood effect laminate flooring, upvc double glazed window to rear, radiator, coving to ceiling and stairs rising to first floor landing.

### KITCHEN 6'6" x 5'10" (2m x 1.8m)

Fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring hob with oven/grill below and stainless steel extractor hood above, part tiled walls, tiled flooring and upvc part glazed external door.

### BATHROOM 7'2" x 5'2" (2.2m x 1.6m)

A white suite of pedestal wash basin, low flush w.c, bath with mixer tap, shower take-off and splash screen, two upvc double glazed windows, fully tiled walls, tiled flooring, radiator and plumbing for washing machine.

## ON THE FIRST FLOOR

Approached via the staircase from the dining room to:

## LANDING

With ceiling hatch to roof space and two four 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 10'5" x 8'10" (3.2m x 2.7m)

Upvc double glazed window to rear, radiator, corner cupboard and storage cupboard housing the gas combination boiler.

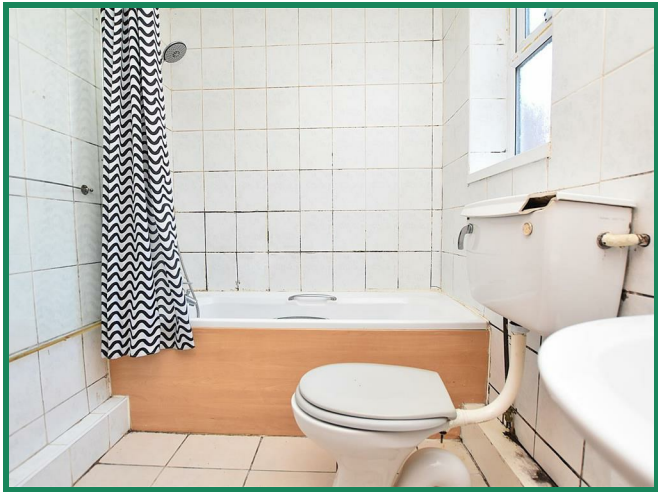
## OUTSIDE

A gated front path leads to the entrance door alongside a decorative gravelled front garden with low level brick boundary wall. To the rear of the property is a courtyard style garden with gated access leading to a further garden area with excellent potential.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

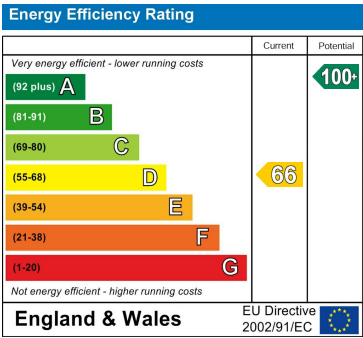




### Area Map



### Energy Efficiency Graph



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