

# Wingetts

More than just estate agents



**23 Prices Lane, Wrexham, LL11 2NB**

**Offers In Excess Of £160,000**

Superbly renovated in recent years is this spacious 2 double bedroom traditional town house having the benefit of an en-suite bathroom and en-suite shower room together with the warmth of a log burner set within exposed brick chimney breast in the lounge, modern kitchen and a utility. Conveniently located on the fringe of the city centre, within walking distance of the bus and train stations, university and children's parks, the accommodation briefly comprises a Upvc part glazed entrance door opening to the dining room with Oak veneer door opening to the cottage style lounge with stairs to 1st floor landing and useful store cupboard. The fitted kitchen includes a range style cooker and breakfast bar and leads to the utility/cloaks w.c. The 1st floor landing with oak veneer doors connects the 2 double bedrooms. Bedroom 1 has the en-suite shower room and bedroom 2 has the spacious en-suite bathroom. Gas fired central heating via a combi boiler and Upvc double glazing. To the outside is a front forecourt area and the rear courtyard style garden provides a pleasant outdoor space for BBQ's and relaxing. Energy Rating - D (68)

## LOCATION

Conveniently located within walking distance of the city centre and all its amenities including cafes, restaurants, high street shops, supermarkets and bus and train stations. Schools are local together with good road links to Wrexham, Chester and Mold allowing for daily commuting to the commercial and industrial centres of the region.

## DIRECTIONS

From Wrexham City Centre proceed along Rhosddu Road for approx ¼ of a mile passing the convenience store. Turn right onto Prices Lane and the property will be observed after the school on the left.

## ON THE GROUND FLOOR

Upvc part glazed door opening to:

### DINING ROOM 11'9" into recess x 11'1" (3.6m into recess x 3.4m)

Upvc double glazed window to front, radiator, wood effect flooring to designated entrance area with carpet alongside and oak veneer door opening to:

### LOUNGE 12'1" into recess x 14'9" (3.7m into recess x 4.5m)

Featuring exposed brick to chimney breast with inset log burner on a slate hearth, part wood effect flooring, part carpet, stairs to first floor landing, upvc double glazed window to rear, radiator and oak veneer door opening to:

### KITCHEN 13'5" x 5'2" (4.1m x 1.6m)

Fitted with a modern grey fronted range of base and wall cupboards complimented by wood effect work surface areas incorporating a breakfast bar, stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, free standing stainless steel Range style cooker with five burner gas hob, stainless steel extractor hood, under unit lighting, space for fridge freezer, part tiled walls, upvc part glazed external door and tiled floor that continues to:

### UTILITY 5'6" x 5'6" (1.7m x 1.7m)

Oak veneer door, wood effect work surface areas with space for dryer and plumbing for washing machine below, low flush w.c, wash basin, radiator, part tiled walls and upvc double glazed window.

## ON THE FIRST FLOOR

Approached via the staircase from the entrance hall to:

## LANDING

With oak veneer doors off.

### BEDROOM ONE 12'1" x 11'1" (3.7m x 3.4m)

Upvc double glazed window to front, radiator, ceiling hatch to roof space and oak veneer door opening to:

### EN-SUITE SHOWER ROOM

Appointed with a corner shower cubicle with mains thermostatic shower, pedestal wash basin with illuminated mirror above, low flush w.c, radiator, extractor fan, wood effect flooring, recess shelf and part tiled walls.

### BEDROOM TWO 12'1" x 12'1" (3.7m x 3.7m)

Upvc double glazed window to rear, radiator and oak veneer door opening to:

### EN-SUITE BATHROOM 11'1" x 5'10" (3.4m x 1.8m)

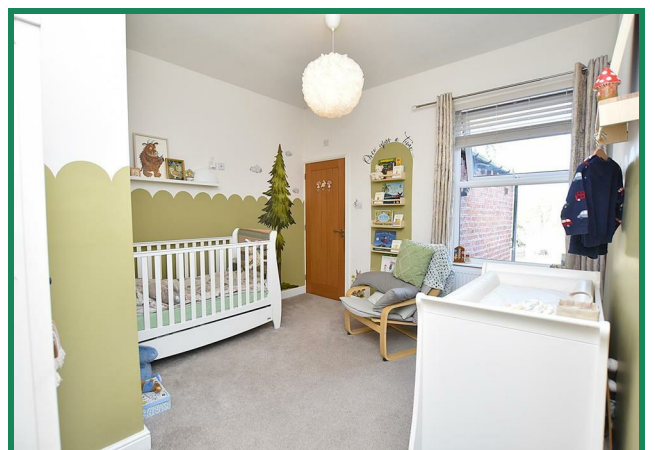
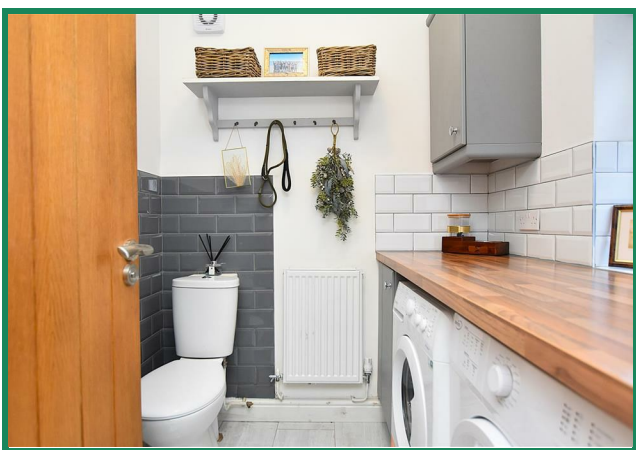
Appointed with a white suite of pedestal wash basin with illuminated mirror above, low flush w.c, bath with chrome mixer tap and hand held shower take-off, part tiled walls, chrome heated towel rail, upvc double glazed window, extractor fan, wood effect flooring and storage cupboard housing the gas combination boiler.

## OUTSIDE

To the front of the property is a paved path that leads to the entrance door alongside a paved forecourt area with low level brick boundary wall and decorative gravel. To the rear of the property is a sunny aspect courtyard style garden including paved patio and access gate.

## 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).

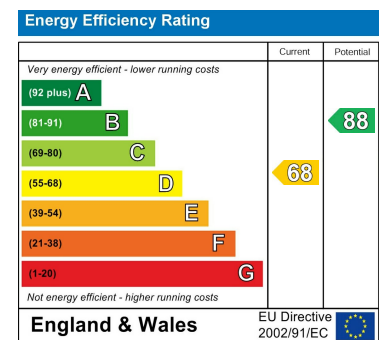




## Area Map



## Energy Efficiency Graph



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