



57 Edward Street, Wrexham, LL13 7RY
Offers In The Region Of £130,000

NEW to the market with NO ONWARD CHAIN is well presented 2 bedroom traditional terrace house located within walking distance of the City centre. Of interest to owner occupiers or investors, the accommodation briefly comprises a Upvc double glazed entrance door opening to vestibule, open plan lounge/diner and kitchen.

The 1st floor landing gives access to the 2 double bedrooms and a three piece bathroom suite with corner bath. Externally the property has the advantage of an easy to maintain yard and further garden area beyond. An internal inspection is absolutely essential to fully appreciate what is on offer for sale. Early viewing advised please call Wingetts today to arrange a viewing. Energy Rating - D

LOCATION

This property is situated in a popular residential area within close proximity to Wrexham City Centre, therefore providing for day to day shopping facilities and social amenities. There are both primary and secondary schools available nearby, together with good access to the A483 by pass that links Wrexham, Chester and Oswestry. There is a convenience store nearby together with the picturesque Victorian Bellevue Park with its sporting activities.

DIRECTIONS

Approaching Wrexham from Mold Road passing the Football ground on your right. Bear right at the traffic lights and then immediately left passing the Cats Protection Centre. Continue across the next roundabout, through the traffic lights, passed Victoria School and then left into Edward Street with the property being observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opens to:

VESTIBULE

LOUNGE/DINING AREA 24'7 x 12'1 (7.49m x 3.68m)

A bright room which is open plan to the dining room, comprising fitted carpet, double-glazed window x 2, under stairs storage, power points, TV aerial point and open fire (not in use) with surround and hearth. Staircase leading to the first floor.

KITCHEN 8'10 x 6'5 (2.69m x 1.96m)

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, tiled floor, tiled splashback, power points, electric cooker, conventional boiler and external door leading to the garden.

ON THE FIRST FLOOR

Approached via the staircase from the inner hallway to:

LANDING

With fitted carpet and loft access.

BEDROOM ONE 12'2 x 12'0 (3.71m x 3.66m)

With fitted carpet, double glazed window, original feature fireplace, radiator and power points.

BEDROOM TWO 11'11 x 7'2 (3.63m x 2.18m)

With fitted carpet, double glazed window, radiator and power points..

BATHROOM 6'6 x 9'3 (1.98m x 2.82m)

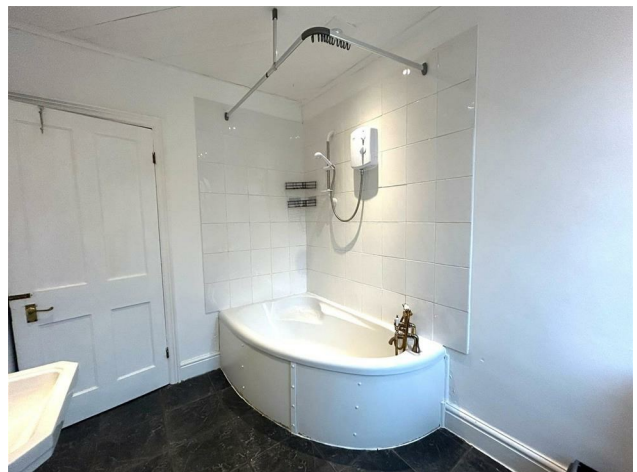
Fitted with three-piece bathroom suite comprising; low-level w/c, pedestal wash hand basin and corner bath with overhead electric shower, tiled flooring, frosted double-glazed window, part-tiled walls and radiator.

EXTERIOR

The property is approached through a gated path and to the rear of the property there is a yard together with further paved garden area beyond.

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.

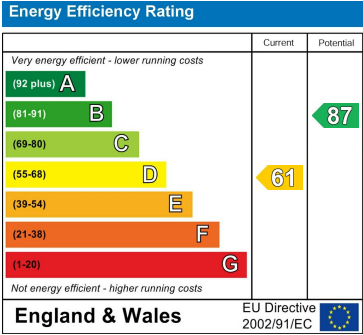


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.