Trevor Street | | Wrexham | LL13 7EG

Offers in the region of £165,000

ROSE RESIDENTIAL

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This charming and characterful two-bedroom property offers spacious and versatile accommodation, with potential to create a third bedroom. The ground floor comprises a generous lounge/dining room filled with period features, including a cast iron fireplace, ceiling coving and original wooden flooring beneath the existing floor covering, together with a well-proportioned Shaker-style kitchen/breakfast room with solid wood worktops and direct access to the garden. To the first floor are two well-proportioned bedrooms, a versatile study/dressing room which was formerly part of the third bedroom, and an exceptionally spacious family bathroom. The attic provides further potential for conversion into an additional bedroom, subject to the necessary planning permission and building regulations approval. Externally, the property benefits from a private front yard and an attractive south-facing rear garden with lawned, gravelled and decked areas, complemented by mature shrubs.

Entrance & Hallway

An attractive wooden entrance door opens into the hallway, where a staircase directly ahead rises to the first-floor accommodation. A door to the right provides access to the ground-floor living accommodation, while a characterful single-glazed feature window adds further charm to the entrance.

Lounge & Dining Room

23'6" x 10'7" (max) (7.18m x 3.23m (max))

An extremely welcoming and generously proportioned reception room, offering ample space to accommodate both a comfortable lounge and a dining area. Natural light floods the room from a front facing UPVC double glazed window and rear facing glazed patio doors, which also provide direct access to the garden. Full of character, the room features a cast iron fireplace, fitted shelving within one alcove, decorative ceiling coving and ceiling roses. Original wooden flooring lies beneath the existing floor covering and offers the potential to be restored and showcased as an attractive period feature. A further door leads through to the kitchen.

Kitchen & Breakfast Room

21'2" x 7'4" (6.46m x 2.24m)

A well proportioned kitchen offering ample space for a breakfast area to the rear. Fitted with a neutral Shaker-style kitchen complemented by attractive solid wood worktops, the room benefits from a range of integrated appliances which were replaced in 2017, including a fridge/freezer, dishwasher, oven and hob, together with space and plumbing for a washing machine. UPVC double glazed windows to both the side and rear elevations allow plenty of natural light into the room, while a part-glazed UPVC door provides direct access to the rear garden.

Cellar

10'7" x 11'8" (3.24m x 3.56m)

Concrete steps lead down from the kitchen to a useful cellar, providing a versatile additional space with potential to be utilised as a snug, home office, hobby room or simply for storage. The cellar is insulated and benefits from electricity and central heating, making it a particularly practical and usable space. There is also a separate storage cupboard measuring approximately 1.00m x 1.65m, providing further valuable storage.

Stairs and Landing

A carpeted staircase rises from the entrance hallway to the first-floor landing, where doors provide access to all first-floor rooms. The landing also benefits from a loft hatch with a pull-down ladder, providing convenient access to the attic space.

Bedroom One

14'3" x 11'8" (4.36m x 3.57m)

A generous double bedroom benefiting from two front facing UPVC double glazed windows, allowing an abundance of natural light to fill the space. Character features include an attractive cast iron fireplace and ceiling coving, while the room is further complemented by a radiator and ample space for a range of bedroom furniture.

Bedroom Two

8'1" x 11'10" (2.48m x 3.63m)

A further well-proportioned bedroom benefiting from a rear-facing UPVC double glazed window overlooking the garden. The bedroom also benefits from a radiator and ample space for bedroom furniture.

Office Space/Dressing Room

7'4" x 7'7" (2.24m x 2.32m)

Originally forming part of the property's third bedroom before the bathroom was relocated from the ground floor, this is an extremely versatile space offering a variety of potential uses, including a home office, dressing room or occasional bedroom. The room also benefits from a built-in cupboard housing the Baxi boiler.

Bathroom

An exceptionally spacious bathroom fitted with a suite comprising a corner bath with mains fed shower over, pedestal wash hand basin and low level, push-flush, WC. There are UPVC double glazed windows to both the side and rear elevations, while the room also benefits from part-tiled walls and a radiator.

Attic Space

The attic offers excellent potential for conversion into an additional third bedroom, subject to obtaining the necessary planning permission and building regulations approval. The space already benefits from a Velux roof window providing natural light and is currently accessed from the first-floor landing via a pull-down ladder.

External

To the front, the property is approached via a private yard leading to the entrance door. To the rear is an attractive south-facing garden, offering a combination of gravelled, lawned and decked areas, providing plenty of space for outdoor seating and entertaining. Mature shrubs add character and greenery to the garden, which also benefits from an outside tap and external lighting.

Additional Information

Since owning the property, the current vendors have carried out an extensive programme of improvements and upgrades, including replacement windows and doors in 2015, a new bathroom and replacement roof and guttering to the front and rear extension in 2016, followed by a new kitchen with integrated appliances in 2017. Further works have included damp-proofing and cellar tanking and new electrics in 2025, with an electrical certificate available. The boiler has also been serviced annually through British Gas HomeCare. A flue liner has been fitted to the chimney in the front reception room, which is ready for the installation of a log burner. The attic benefits from Velux windows and offers excellent potential for conversion into an additional bedroom, subject to the necessary consents, with plans having previously been drawn up. The bathroom was originally located on the ground floor before being relocated upstairs in 2017, and the vendors advise that the original arrangement could potentially be reinstated, allowing the current bathroom space to be returned to a third bedroom if desired.

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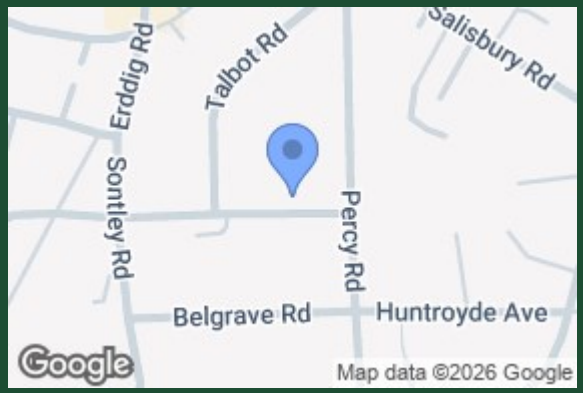

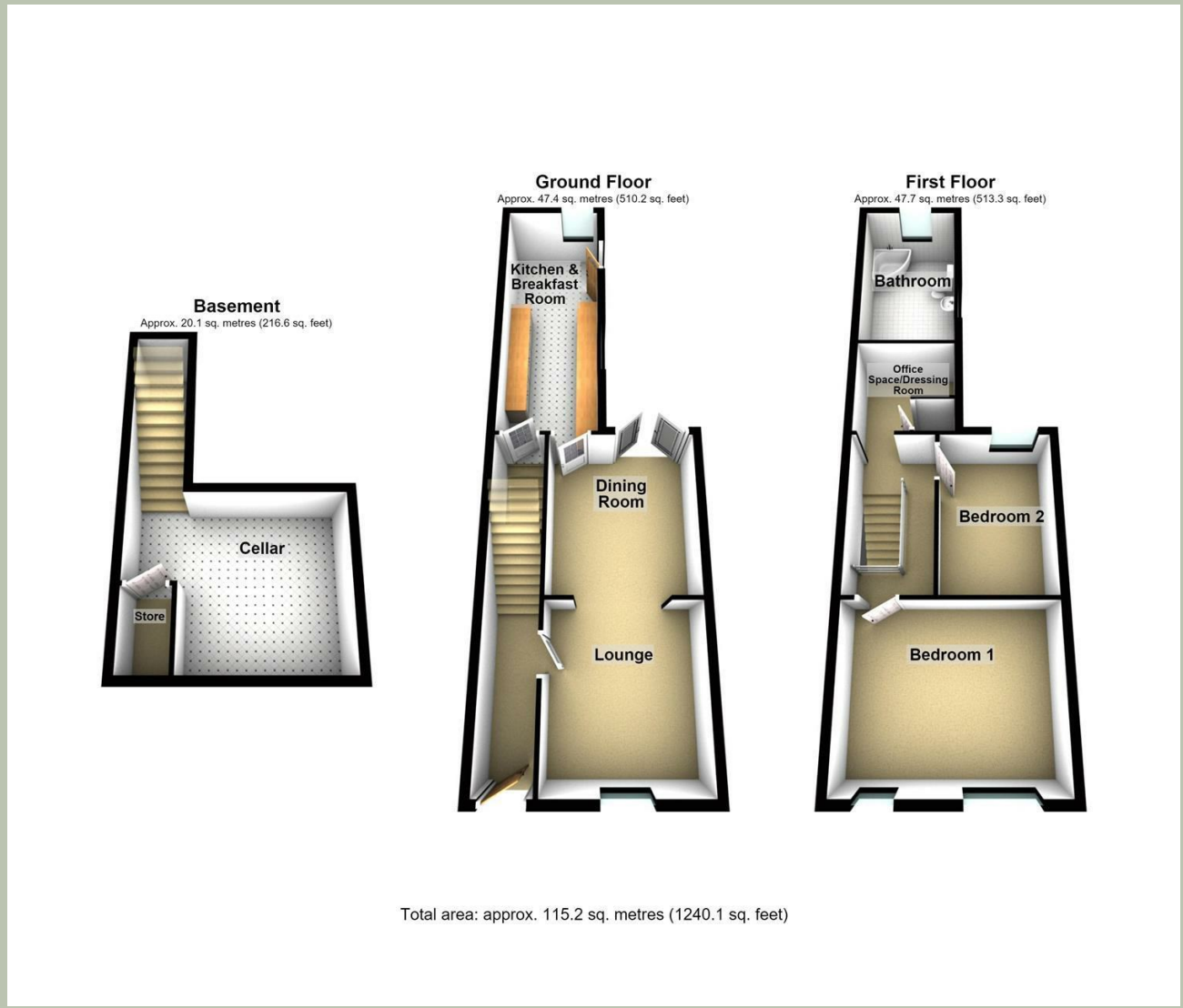

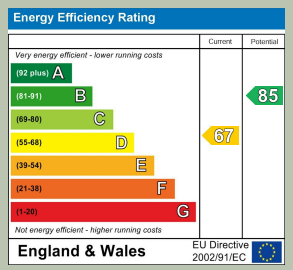

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